



**£85,000**

**TENURE : LEASEHOLD**

**Bowes Road, Bounds Green N11**

**Bedrooms : 0**

**Bathrooms : 0**

**Reception Rooms : 0**

**KITCHEN APPLIANCES  
SUPPLIERS**

**ESTABLISHED BUSINESS**

**OFFERING REPAIRS**

**OPENS 6 DAYS A WEEK**

**LARGE SHOP AREA**

**REAR STORAGE AREA**

**Mantlestates**

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



Refrigeration Business FOR SALE. Supplies Washing Machines/Fridge Freezers/Dishwashers & Cookers. Servicing & Repairs. Front Show Room & rear Workshop. Ready to take over. Going concern.

**FRONT COURT YARD:**

Front courtyard for displaying items.

**SHOP FRONT:** 23' 08" x 16' 03" (7.21m x 4.95m)

Aluminum framed windows to front aspect with electric shutter, tiled flooring, and metal shelving.

**OFFICE AREA:** 11' 02" x 13' 00" (3.40m x 3.96m)

Serving counter, tiled flooring.

**STORAGE AREA:** 18' 00" x 5' 00" (5.49m x 1.52m)

Tiled flooring.

**KITCHEN AREA:** 5' 10" x 9' 10" (1.78m x 3.00m)

Door to outside yard area, tiled flooring, stainless steel sink drainer with mixer tap, water heater.

**WATER CLOSET:** ' x ' (0.00m x 0.00m)

Tiled flooring, low-level flush water closet, wash hand basin.

**REAR YARD:** 39' 00" x 18' 00" (11.89m x 5.49m)

Partially covered area.

**LACATION:**

Located at the junction of Mowes Road (A406) & Brownlow Road. Very busy location with 1000's of cars passing daily. Delivery bay located out side.

**LEASE DETAILS:**

-12 YEARS LEASE REMAINING -5-YEAR RENT REVIEW (next due in 3 years) -OPENING DAYS & TIMES. Monday to Saturday 9.00 am to 6.00 pm -Dealing with over 1000 Landlords & 25 Estate Agents -£85,000 for going concern.

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