

PLEASE NOTE: The vendors are not obliged to accept any offers and will make their choice of purchaser based on the suitability of the applicants, and their financial status. We will be pleased to answer any questions and look forward to your call.

Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamsons Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract.

Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items shown are expressly excluded from the sale unless otherwise stated within the sales particulars.

Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamson Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings. Items in photographs are not necessarily included.



WILLIAMSON
DACE | BROWN



FOR SALE

136 Myddleton Road, Bowes Park, London, N22 8NQ

- **Freehold Investment Property For Sale**
- **OIRO £325,000**
- **Rental income £18,600 per annum**
- **VAT is not applicable**

Commercial Investment comprising 2x lock up shops let to independent take-away vendors who have been in occupation for over 10 years with a residential flat above let on a long lease. Busy street with a variety of other local trades opposite Bowes Park station.



Myddleton Road is situated in the Bowes Park area of North London. Bowes Park is a popular neighbourhood within the London Borough of Haringey. Myddleton Road itself runs between Bowes Park and Bounds Green and has been known for its community-driven efforts to revitalize local businesses and create a welcoming environment.

The surrounding area typically features a mix of residential and commercial properties. It's a diverse and lively neighbourhood, with a range of amenities including shops, cafes, and local services.

Bowes Park (National Rail) and Bounds Green (Piccadilly Line) stations are within walking distance providing access to rail services. Additionally, there are a plethora of bus routes on the High Road connecting it to other parts of North London.

There is a service road to the rear of the property for deliveries to the commercial unit.

The property is in a prominent position opposite Bowes Park station and includes two ground floor lock up shops currently trading as Indian and Pizza takeaway stores with a self contained flat above, which is sold on a long lease. Please see the tenancy schedule on the following page.

Accommodation

(all sizes approximate) -

136 Myddleton Road

Net Internal Area - 411ft²

(Corner position on Myddleton road & Whittington Road)

136a Myddleton Road (Flat above premises, not Inspected)

136c Myddleton Road

Net Internal Area - 332ft²

(7.15m frontage onto Whittington Road)



Extract from Land Registry Title Plan

Property	Accommodation	Lessee & Trade	Lease Terms	Ann. Excl. Rental	Remarks
136 Myddleton Road	27.39m ² (295ft ²) of retail space and 10.8m ² (116ft ²) of ancillary space.	Private Individual (t/a Pizza Man)	16 years from 24/06/2010	£10,000 pax	Full Repairing Lease subject to a service charge for communal matters. Reversion in 2026.
136c Myddleton Road	22.08m ² (237.67ft ²) of retail space with 8.81m ² (95ft ²) of ancillary space.	Private Individual (T/a Mohammedi Indian Takeaway)	15 years from 25/12/2012	£8,500 pax	Full Repairing Lease subject to a service charge for communal matters. Reversion in 2027.
First & Second floor (136a)	Residential flat sold on long lease	Individual.	163 years from 29/9/1975	£100 pax rising to £200 in 2038 and £300 in 2063.	
Total Income				£18,600 pax	



Guide Price

Offers are invited in the region of £325,000 for the Freehold interest subject to the various commercial and residential leases as shown in the tenancy schedule. The vendor is not obliged to accept the highest offer. All offers will be subject to contact.

VAT

The property is not elected for VAT.

Viewings

The retail units may be viewed by appointment only with this office.

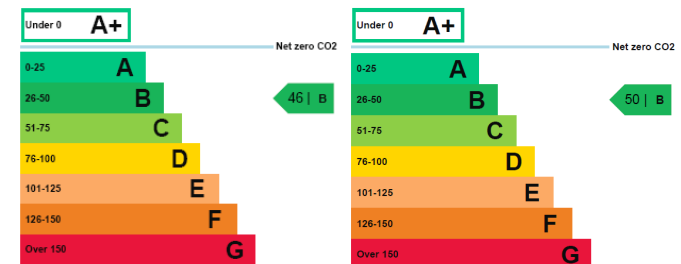
Planning

The property falls within the London Borough of Haringey. Applicants are to make their own enquiries with the London Borough of Haringey.

Energy Performance Ratings

136 - B 50

136c - B 46



Viewings By appointment only.

Contact

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