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FOR SALE

£65,000



SHOP LEASE FOR SALE

RENT: £23,000 PA

EXCELLENT LOCATION

CLASS E USE

SUITABLE FOR A VARIETY OF USES

FITTED OUT TO A HIGH STANDARD

**310 Green Lanes, Palmers Green
N13 5TT**



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Shop Lease For Sale

310 Green Lanes, Palmers Green, London,
N13 5TT

Contemporary hair and beauty salon fitted out to a very high specification!

SUMMARY

- Full height plate glass shop front and return
- Porcelain tiled floor
- 2 downlighter chandeliers plus recessed ceiling spot lights
- Includes 8 styling stations and 3 washing units with 8 adjustable Pietroneri chairs.
- Customer seating
- Wall-mounted TV screen
- Rent: £23,000pax
- Lease expiring in April 2028 (Contracted inside part II of the Landlord & Tenant Act 1954)

LOCATION

Occupying a prominent corner location within the Triangle Shopping Centre being adjacent to Greggs Bakery, NatWest Bank and Morrisons which generate substantial footfall and passing trade.

In addition 1 Fox Lane which is a new development of 54 one and two bed apartments and penthouse flats is located immediately to the north of fox lane and Green Lanes whilst Pure Gym are opening a new branch behind the new development which will increase footfall in this part of Green Lanes.

Palmers Green Overground Station in Alderman's Hill and a public car park in Lodge Drive are within approximately 0.2 miles to the southwest.

Other multiple traders within the immediate vicinity include most recently Gail's Bakery, B&Q (opening next door to McDonalds), Merkur Slots, McDonalds, Domino's Pizza, Pizza Hut, Costa Coffee, Boots, Poundland, Ladbroke's, Spec Savers and Cancer Research Fund. In addition, there are also branches of NatWest, Lloyds, Santander and Halifax Banks

DESCRIPTION

The subject premises which boasts a modern full height plate glass shop front with return frontage, is currently fitted out and trading as a hair salon with a private consulting room and large kitchen to the rear.

All work surfaces throughout the salon including the styling stations are in custom made granite.

ACCOMMODATION

The Net internal floor areas are detailed below:

Shop:	65.15sq.m. (701.28sq.ft.) approx.
Kitchen:	5.65sq.m. (60.87sq.ft.) approx.

USE

The premises are currently trading as a hair salon which has been operating in this location for approximately 10 years, however the premises are already fitted out and adaptable for a variety of uses including aesthetics clinic, tanning shop, gentlemen's grooming, nail salon, bakery/patisserie and also fashion wear and accessories.

INVENTORY

The shop is fully equipped to a very high standard and includes 8 cutting/styling stations and 3 wash bays partitioned by a Swarovski crystal curtain.

The equipment also includes 2 wall-mounted Wella climatizers.

There is a private stock/consulting room to the rear which can be readily used as a beauty treatments room. The shop also features recessed ceiling spot lights, a built-in sound system, TV and air-con/heating.

CURRENT HOURS OF TRADING

Mon:	Closed
Tues & Wed:	10.00am - 6.00pm
Thurs:	10.00am - 8pm
Fri:	10.00am - 6pm
Sat:	09.00am - 6pm
Sun:	Closed

BUSINESS RATES

London Borough of Enfield.

Interested parties should make their own enquiries via the Local Authority or Valuation Office www.voa.gov.uk.

LEASE

The premises are held on a full repairing and insuring lease expiring in April 2028.

We are advised that the Lease is contracted inside Part II of the Landlord & Tenant Act 1954 and is renewable at the end of the current term. The Landlord has already indicated that they are willing to grant a new lease for a term of up to 15 years subject to 5 yearly reviews.

RENT

£23,000pax

PREMIUM

Offers of £65,000 subject to contract is sought for the benefit of the Leasehold interest as a fully operational trading entity to include the current equipment and fixtures and fittings.

Viewing and Further Information:
Viewing strictly by prior appointment with the agent:
Nicholas Georgiou/Patrick Notaro
Neway Chartered Surveyors
0208 211 9410/12

Nicholas Georgiou
nick@newayestateagents.com
Patrick Notaro
pjn@neway-notaro.com









