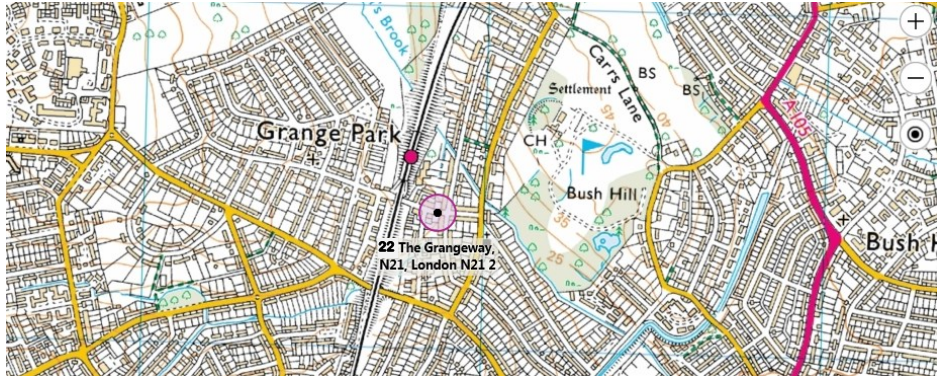




PLEASE NOTE: The Landlords are not obliged to accept any offers and will make their choice of tenant based on the suitability of the applicants, their financial status and the trade/business that is proposed. We will be pleased to answer any questions and look forward to your call.

Important Notices:

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 in photographs are not necessarily included.

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.

Williamson Dace Brown LLP is a limited liability partnership and is registered in England (OC327608).

Registered address:
22 Cannon Hill, London, N14 6BY



WILLIAMSON
DACE | BROWN



22 The Grangeway, Grange Park, London N21 2HG

- **Vacant Lock Up Retail Unit**
- **Large bright frontage**
- **Garden to rear**
- **OIRO £299,950 Freehold**

Lock up retail unit within parade of shops close to Grange Park station. Other local trades include a pharmacy, estate agents and takeaway restaurants. Approx 68m² (731ft²)



WILLIAMSON
DACE | BROWN

Williamson Dace Brown
22 Cannon Hill, Southgate, London N14 6BY
Tel: 020 8886 4407
www.wdbproperty.co.uk



Grange Park is a leafy suburb of North London between Winchmore Hill and Bush Hill Park. The shop is located within a small parade of shops a short walk from Grange Park station with regular services into Central London.

The building is a purpose built retail unit with double height ceilings. Laminate flooring has been fitted in the main retail area. Large floor to ceiling windows at the front of the shop ensure the shop is light and airy. To the rear of the shop there is a separate room currently used as storage and a basement room currently used as a kitchenette. The property is heated via a gas boiler.

There is a small yard to the rear of the property with an outbuilding containing a toilet. This is accessed via a path at the end of the parade. There is also an enclosed garden included within the demise.

Accommodation

(all sizes approximate)

Retail Area

6.12m (20.07ft) x 8.98m (29.46ft)

Storage

3.52m (11.55ft) x 2.59m (8.49ft)

Kitchen

3.46m (11.35) x 2.64m (8.66ft)

Rear Yard

2.35m (7.70ft) x 5.49m (18.01ft)

With outbuilding—WC.

Net Internal Area

67.9m² (730.87ft²)





Energy performance certificate (EPC)

22 The Grangeway
Grange Park
LONDON
N21 2HG

Energy rating
B

Valid until: 9 October 2034

Certificate number: 7198-2495-2695-7875-2294

Property type Retail/Financial and Professional Services

Total floor area 80 square metres

Rules on letting this property

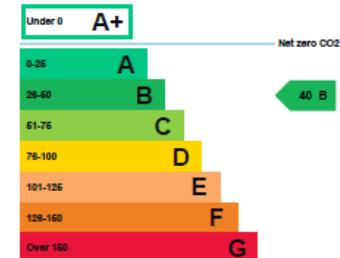
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

5 A

If typical of the existing stock

21 A



Terms

The premises are available for sale at **£299,950** for the freehold with vacant possession of the ground floor retail premises and subject to long leases of 22a & 22b The Grange-way. Please note that s5 notices will need to be served on the leaseholders of 22a & 22b offering them a right of first refusal. This will incur a delay of 60 days between acceptance of your offer and commencement of conveyancing.

Anti Money Laundering Checks

All purchasers will be required to provide proof of funds, source of funds questionnaire, photographic identification and proof of address. We use a third party provider to carry out these checks.

Planning

The property falls within the London Borough of Enfield and can be used for Class E uses. All tenants are to satisfy themselves with regard to the Use Class Order and make relevant enquiries with the council.

There is also planning consent granted to build an extension over the rear yard.

Business Rates

The Rateable Value is £12,000. All applicants should make enquiries with Enfield Council with regards Business Rates.

VAT

VAT is not applicable.

Viewings By appointment only.

Letting Agents

Williamson & Dace
22 Cannon Hill, Southgate
London N14 6BY

Contact

Thomas Dace
Chartered Surveyor

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Email: thomas@wdbproperty.co.uk

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