



BRITISH  
PROPERTY  
AWARDS

2021  
2024

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN BARNET



**£29,000 pa**

**St. Michael's Terrace, Alexandra Palace N22**

**Bedrooms : 0**

**Bathrooms : 0**

**Reception Rooms : 0**

**LARGE SHOP FRONT WITH 4  
OFFICES/ROOMS**

**ZERO BUSINESS RATES**

**NEAR TO ALEXANDRA  
PALACE & TRAIN STATION**

**NEW 6 YEAR LEASE**

**EASY ACCESS TO WOOD  
GREEN**

**Please View Our Video Tour**

**Mantlestates**

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

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



Situated in the vibrant area of St. Michaels Terrace, Alexandra Palace, London N22, this retail property offers a strategic location with proximity to key amenities such as Alexandra Palace and Alexandra Palace Train Station. The property is easily accessible from Wood Green, providing excellent connectivity for both customers and staff. With zero business rates and a new 6-year lease, this space presents a cost-effective opportunity for businesses looking to establish or expand their presence in the area.

The layout of the property includes multiple rooms suitable for various retail purposes. The interior features a clean and modern design, with ample lighting and a functional layout that can be adapted to suit different business needs. The property includes a kitchenette area, providing convenience for staff, and a restroom facility.

The exterior of the property offers a secure entrance, ensuring safety and privacy. While there is no designated parking, the location benefits from nearby public transport links and street parking options, enhancing accessibility for clients and employees.

Alexandra Palace, a renowned entertainment venue, is just a short distance away, offering potential foot traffic and visibility for the business. The area is well-served by public transport, with Alexandra Palace Train Station providing direct links to central London and beyond. Additionally, the retail space is within easy reach of the bustling Wood Green area, known for its shopping and dining options.

This retail property in London N22 is an excellent choice for businesses seeking a well-located, adaptable space with favorable lease terms. The proximity to significant landmarks and transport links makes it a practical and appealing option for a variety of retail ventures.

**RECEPTION:** 18' 09" x 13' 00" (5.72m x 3.96m)

**ACTUAL MEASUREMENTS:** 8.00 x 18.09 x 13.00 x 4.01 in feet. Laminated floor, radiator, shop front

**MIDDLE OFFICE:**

Laminate flooring, wash hand basin, with mixer tap, radiator.

**MIDDLE REAR ROOM:** 15' 04" x 10' 01" (4.67m x 3.07m)

Laminate flooring, radiator, gas central heating boiler

**HALLWAY:** 9' 8" x 3' (2.95m x 0.91m)

**ACTUAL MEASUREMENTS:** (9.08 x 3.03) x (15.03 x 3.00) in feet. Laminator floor, under stairs storage cupboard, radiator.

**W/C:** 10' 05" x 2' 07" (3.17m x 0.79m)

Laminate flooring, low level flush W/C, wash hand basin with taps.

**KITCHEN AREA:** 3' 01" x 8' 07" (0.94m x 2.62m)

Stainless steel sink with drainer and mixer taps, Gas Central Heating boiler.

**REAR ROOM:** 14' 09" x 8' 08" (4.50m x 2.64m)

Double glazed window to side aspect, storage cupboard, laminate floor, radiator, door to parking area.

**REAR REAR ROOM:** 11' 09" x 8' 07" (3.58m x 2.62m)

Two double glazed window to side, laminate flooring, radiator

**PARKING AREA:**

Secure Parking for 1-2 cars at the rear of the property.

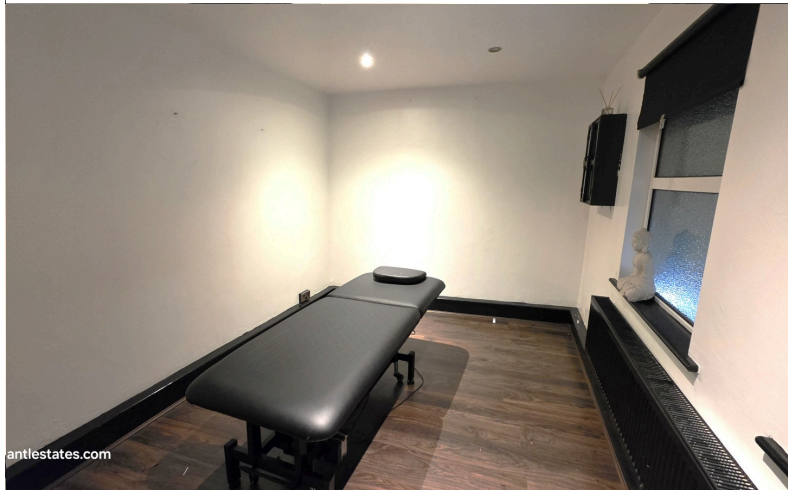
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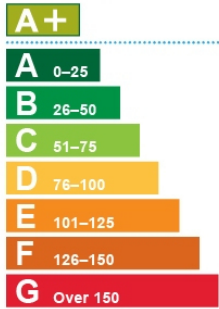
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**Energy Performance Asset Rating**

More energy efficient



82 This is how energy efficient the building is.

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