

COMMERCIAL ESTATE AGENTS & VALUERS

*** Please Note Revised Rent ***

CORNER LOCK-UP SHOP

WITH THE BENEFIT OF A2 USE

TO LET

65 GREEN LANES, PALMERS GREEN

LONDON N13 4TD



LOCATION

The premises occupy a corner position at the junction with Kelvin Avenue. Nearby multiples include Domino Pizza, William Hill and Paddy Power.

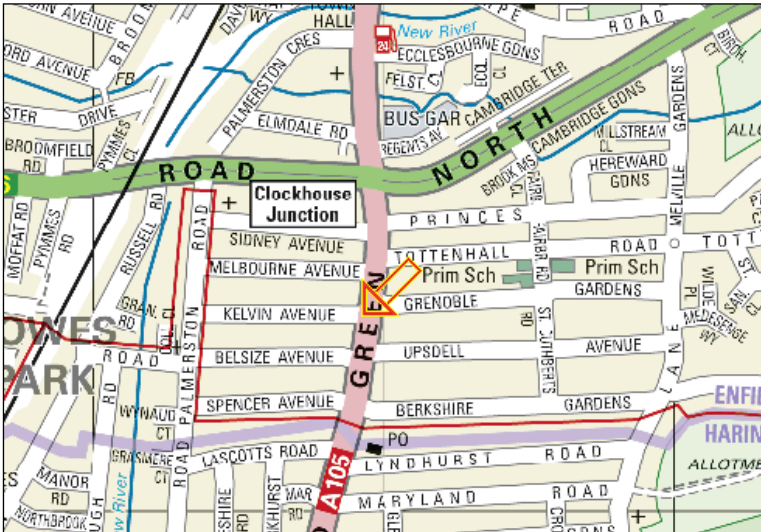
All Transactions are Subject to Contract

1 BEDFORD ROAD

EAST FINCHLEY LONDON N2 9DB

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ACCOMMODATION Comprises a ground floor corner lock-up shop with of A2 Use (previously trading as a bookmakers). The premises benefit from electric shutters, air-conditioning, male, female and disabled WCs, together with potential to park 2 cars in the rear yard. The shop affords the following approximate dimensions.

Gross frontage	17'0"
Return frontage	30'4"
Internal width	16'8"
Depth	41'9"
Ground floor area	669 sq ft
Rear kitchen and toilets	<u>111 sq ft</u>

TOTAL 780 SQ FT Approx

LEASE A new full repairing and insuring lease to be granted for a term of 16 years subject to 4 yearly rent reviews.

RENT £21,000 per annum exclusive.

EPC D

RATES Obtained from the www.voa.gov.uk website the rateable value is £20,000 and the rates payable for 2018/19 are £9,860 per annum. Interested parties should confirm annual rates payable with local Rating Authority.

LEGAL COSTS Each party to be responsible for their own costs incurred.

VIEWING Strictly by appointment through agents as above.

“Michael Berman & Co for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
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- (iv) all rentals and prices quoted in these particulars will in addition be subject to VAT, where applicable;
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