

## T: 020 7039 0130

### **ON INSTRUCTION OF**

BARCLAYS

### FREEHOLD FOR SALE



### 53 STATION ROAD WINCHMORE HILL LONDON N23 3ND

### Location

Winchmore Hill is an affluent North London suburb, situated Off Green Lanes (A105) between Southgate and Enfield.

The premises are situated just off The Green, opposite Winchmore Hill Station, where nearby occupiers include **Queens** Head, Hopper & Bean, Buff Lifestyle Salon and The Barber Room.

### Description

The property comprises an attractive end of parade Victorian Building, comprising a shop on the ground and basement floors with two floors above. The premises provide the following approximate floor areas:

Ground Floor
First Floor
Second Floor
Basement
Rear Parking
Total Floor Area

960 sqft 890 sqft 920 sqft 390 sqft 2/3 Spaces **3,160 sqft**  89 sqm 83 sqm 85.5 sqm 36 sqm 293.6 sqm

There is a rear access and staircase providing a rear entrance to the shop and potential for a new self-contained access to the upper floors.



JP RETAIL 417 LINEN HALL 162-168 REGENT STREET LONDON W1B 5TE T: 020 7039 0130 | F: 020 7039 0131



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### Planning

The premises comprises a former bank within Class E Use. There is potential to let the ground floor premises for a variety of uses within Class E and for conversion of the first and second floors for residential use, subject to planning.

#### Title

The property is offered for sale Freehold with vacant possession.

### Price

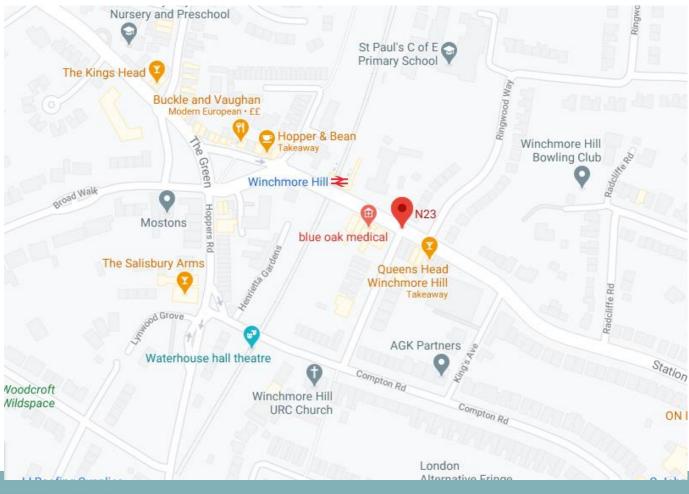
Offers invited in excess of £1.1 million.

#### Rating

The rating assessment is to be reassessed following the split of the demise. There are currently non rates payable until April 2021.

#### Viewings

To be arranged strictly through JP RETAIL James Peasnell – james@jpretail.co.uk or Sian Fountain – sian@jpretail.co.uk Tel: 0207 039 0130



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