

ON INSTRUCTION OF



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	960 sqft	89 sqm
First Floor	890 sqft	83 sqm
Second Floor	920 sqft	85.5 sqm
Basement	390 sqft	36 sqm
Rear Parking	2/3 Spaces	
Total Floor Area	3,160 sqft	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.



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

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