

ON INSTRUCTION OF



FREEHOLD FOR SALE



53 STATION ROAD WINCHMORE HILL LONDON N21 3NB

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 the Lifestyle Salon** and **The Barber Room**.

Description

The forms part of the former Barclays Bank, an attractive end of parade Victorian Building, comprising a shop on the ground and basement floors and two floors above. The premises provide the following approximate and floor areas:

Ground Floor	960 sqft	89 sqm
First Floor	890 sqft	82 sqm
Second Floor	920 sqft	85.5 sqm
Basement	390 sqft	36 sqm
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 self-contained access to the upper floors.



Planning

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

Title

The property is offered for sale freehold with vacant possession.

Price

Offers invited in excess of £1.1 million.

Rating

The entire property is currently assessed with a rateable value of £33,250, which includes the adjacent leasehold shop. Further details of the leasehold shop on application.

Viewings

To be arranged strictly through JP RETAIL

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