

34 GREEN LANES

PALMERS GREEN, LONDON, N13 6HT

SALE BY ORDER OF THE HIGH COURT OF JUSTICE



FOR SALE A FREEHOLD SHOP AND RESIDENTIAL INVESTMENT

LOCATION Situated on the main Green Lanes among numerous well known local and national companies.

GENERAL The investment comprises a large lock-up retail bakery/patisserie with separate residential upper part currently arranged as 2 self contained studio apartments with separate access from a rear service road.

SHOP Frontage 5.94 m (19'6) Retail Depth 8.93 m (29'3) Built Depth 21.10 m (69'3) Sales Area 47.21 sq.m (508 sq.ft.) Preparation Area 15.12 sq.m (162 sq.ft.) Bakery 32.30 sq.m (347 sq.ft.)

RESIDENTIAL Arranged as 2 self contained studio flats each with Bedsitting Room, Separate Kitchen, Separate shower Room with WC. (These were originally one very large flat). Gas central heating via single boiler.

See important notice overleaf

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TENANCIES

GROUND FLOOR SHOP & PREMISES 20 years from 25th March 2003 with 5 year rent reviews next review 25th March 2013 current rent £17,000 p.a. exc. on internal repairing terms + 70% contribution to exterior work/structure.

UPPER FLATS Let on Assured Shorthold tenancies: -

34a = 12 months from 8th October 2010 @ £750 per. calendar month.

34b = 12 months from 13th July 2010 @ £525 per. calendar month.

TOTAL residential rent(s) = £15,300 PER ANUM.

TOTAL RENTAL INCOME from shop & flats = £32,300 P.A.

PRICE

**PURSUANT TO PREVIOUS MARKETING FURTHER
OFFERS IN EXCESS OF £425,000 ARE INVITED FOR
THIS FREEHOLD INVESTMENT**

Proof of funding will be required

**VIEWING – STRICTLY BY PRIOR APPOINTMENT
CONTACT- STEVE WENT 020 8370 2545**

Important Notice

Bowyer Bryce (Surveyors) Ltd for themselves, any joint agent and for the seller(s) or landlord(s) of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intended buyers and tenants and do not constitute, nor constitute part of, any offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No director or person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (iv) No tests have been carried out to any of the services which may serve the property such as heating, power supplies, lighting, fire or security alarms etc, and therefore no warranty is given that they are in satisfactory working condition or comply with the appropriate regulations.
- (v) All rents and prices quoted are exclusive of VAT (if chargeable).