



Stephen James
Properties LLP

LOCK UP SHOP - TO LET

**121 GREEN LANES,
PALMERS GREEN,
LONDON N13 4SP**

464 SQFT (43.1m²)



LOCATION: The premises occupy a prominent main road position, fronting Green Lanes just south of the junction with Sydney Avenue. The North Circular Road (A406) is less than 50 metres to the north.

Misrepresentation Act: Whilst every care is taken in the preparation of these particulars, SJ Properties LLP and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority or warranty in relation to the property.

Stephen James Properties LLP, Unit 1, Martinbridge Estate, Lincoln Road, Enfield, EN1 1SP

Tel: 020 8344 0980 mail: info@sjproperties.co.uk

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Registered Office: Russell Bedford House, City Forum, 250 City Road, London, EC1V 2QQ.



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DESCRIPTION:

The premises comprise a ground floor lock up shop with rear office / store. The premises require shopfitting but have a suspended ceiling and glazed aluminium framed shop front incorporating a security shutter.

ACCOMMODATION:

Gross Frontage	16'0	(4.87m)
Internal Width	14'10	(4.3m)
Built Depth	42'5	(12.93m)
Total Floor Area	464 sqft	(43.1 m²)

LEASE: A new effective full repairing and insuring lease will be granted for a term by arrangement subject to periodic upward only rent reviews.

RENT: £16,750 per annum exclusive.

RATES: We understand the property has a rateable value of £9,300. Interested parties are advised to make their own enquiries to www.voa.gov.uk.

PLANNING: **PLEASE NOTE THAT THE PREMISES DO NOT HAVE A3 CONSENT. THE EXISTING USE IS A1 RETAIL.**

LEGAL COSTS: Each party to bear their own legal costs.

VIEWING: Strictly by appointment with Sole Agents,

Stephen James Properties LLP:

Jeremy Dangerfield, jeremy@sjproperties.co.uk