

Commercial Investment

FOR SALE

70 West Green Road, London,
N15 5NS

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Commercial investment with current passing rent of £11,000 per annum
- Prominent corner location on West Green Road (A504), N15
- Approximately 308 square feet (28.6 square metres)
- 999-year lease from 2019
- EPC Rating - B

Location

The property is located on West Green Road (A504) at the junction with Beaconsfield Road. Seven Sisters Underground station is 0.2 miles away which is on the Victoria line. Seven Sisters Rail and Overground station is also 0.2 miles away. The area is well served by buses. The A10 is close by providing a direct route into central London and out towards the A406 (North Circular) and M25.

Please note all times and distances given are approximate only.

Description

A prominent ground-floor commercial unit with excellent return frontage currently occupied by a travel agent. The property measures 308 square feet (28.6 square metres).

Please note that the sizes given are approximate only and sizes have been obtained from the VOA. All interested parties are advised to rely on their own inspection and survey.

Lease

The property is currently let to Dawling Travel Ltd with a guarantee from the company directors. The lease commenced 1st January 2006 and expires 31st December 2025. The current passing rent is £11,000 per annum and the most recent rent review was in January 2022. We have been informed that this review has yet to be settled.

Business Rates

The property has a rateable value of £11,750. This figure has been provided by the VOA. All interested parties are advised to make their own enquiries with the London Borough of Haringey business rates department to confirm the accuracy of this figure.

Tenure

999-year lease from July 2019 with a peppercorn ground rent.

Terms

The property is to be sold subject to the existing tenancy and offers are invited in excess of £200,000. All negotiations are strictly subject to contract.



Price:

Offers in excess of £200,000

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