



ARTE Home Furniture

SOFA SETS
BED & MATTRESS
TABLE & CHAIRS
COFFEE TABLES
UP TO
OFF
LIVING ROOMS
DINING ROOMS
BED ROOMS
YOUNG ROOMS
UP TO 24 MONTH
INTEREST FREE
FINANCE AVAILABLE

PER ANNUM

£58,000 Per Annum

Aldermans Hill

London, N13 4YE

LOCATION

Located in a highly visible and sought-after position in the heart of Palmers Green, this commercial premises at Aldermans Hill presents an excellent opportunity for occupiers or investors seeking a well-connected property in a vibrant North London neighbourhood.

The property occupies a prominent mid-terrace position along a busy stretch of Aldermans Hill, just moments from Palmers Green Station (Overground) and directly opposite Broomfield Park, ensuring consistent footfall and high visibility. Surrounded by a mix of independent retailers, cafes, restaurants, and service providers, this location benefits from a strong local customer base and excellent transport connectivity.

DESCRIPTION

The premises comprise a ground floor mid-terrace unit situated within a well-established shopping parade. Formerly operating as a bank, the property benefits from impressive ceiling heights and a generously proportioned, open-plan trading floor. Additionally, there is a basement of equal size providing valuable ancillary space, which includes separate male and female WCs. To the rear of the property, there are three designated parking spaces.

ACCOMMODATION

Gross Internal Area: 2,840 Sq ft (263.8 Sq M)

AMENITIES

Open Plan
Large ceiling heights
Basement
Prominent position at the "Triangle," under 100? from Palmers Green station

TERMS

New Fully repairing and Insuring lease - Terms to be agreed

Business Rates

Parties are advised to make their own enquires with the local authority.

LEGAL COSTS

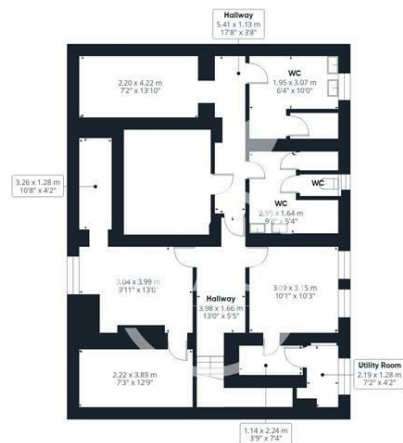
Each party bear own legal costs.

VIEWING

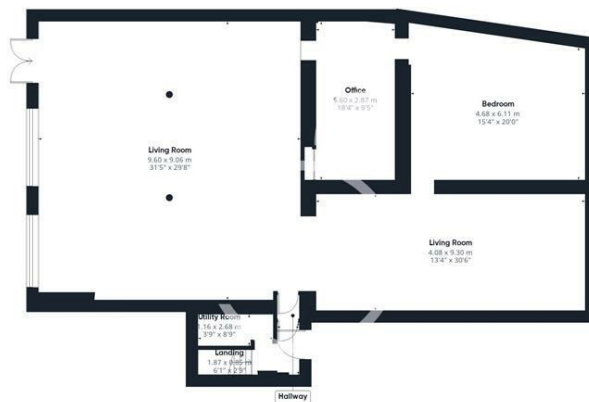
Strictly by appointment through Peach Properties







Floor 0



Floor 1

Approximate total area⁽¹⁾

263.8 m²
2840 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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