

Draft Particulars Only

Ground Floor & Basement Premises
SHOP TO LET with PARKING
New Lease Available

**1 ALDERMANS HILL
PALMERS GREEN
LONDON
N13 4YD**



Location:

Occupying a prominent corner position on Aldermans Hill by 'The Triangle' and located at a busy junction with Green Lanes located in heart of Palmers Green Town Centre almost adjacent to Morrison's and within short walk to Palmers Green Mainline Station.

Description : A ground floor and basement shop, with Class E use, but other uses may be considered. The premises were recently refurbished on ground floor and benefit from prominent frontage, high ceilings and parking to rear.

Net internal areas are approx 1,773sqft and 498sqft over ground and basement floors respectively (basement not measured) with benefit of rear access and parking for three cars to rear, high ceilings and with an unusually wide shop front of 30ft overlooking The Triangle.

Available by way of new full repairing and insuring lease (FR&I) for a term to be negotiated.

Floor plans available upon request.

An early viewing is strongly advised.

Terms

Rent: £58,000 pax

Premium: N/a

Business Rates: All interested parties should make their own enquiries either via London Borough of Enfield or via www.voa.gov.uk.

EPC: D rating (95) valid until 25/06/28

Legal Costs: Each party to be responsible for their own legal costs.
Ingoing tenants to be responsible for Landlords reasonable legal costs.

Anti-Money Laundering: In accordance with revised Anti Money Laundering Regulations two forms of ID and confirmation of funds will be required by the successful applicant. This will apply to landlords/vendor and tenant/purchaser and any other party with a relationship with the property.

Viewing: Strictly by appointment only:
Grovelands 020 8731 9777 www.grovelands.net

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