

CUI

CITY & URBAN INTERNATIONAL

North Circular Road, London, N13

£40,000 pa



Full Description

Prominent Showroom with Sublease Income & Car Wash Forecourt - North Circular Road (A406), N13

Location:

Ideally positioned on the north side of the North Circular Road (A406), just east of the junction with Green Lanes (A105) and approximately 0.75 miles from the A10 (Great Cambridge Road), this well-located showroom offers excellent visibility and accessibility. Palmers Green British Rail Station is within walking distance, enhancing connectivity.

Property Description:

This single-storey retail showroom spans a gross internal area of approximately 5,600 sq ft, comprising a spacious main unit of 3,548 sq ft and a sublet area of 2,023 sq ft. The premises includes open-plan showroom space with extensive display frontage to both the front and side elevations, accessed via glazed doors on the west side.

The unit also features office space, storage areas, and WC facilities. Off-street parking is available, along with a forecourt area suitable for a car wash, already equipped with plumbing, a canopy, and designated advertising space. The car wash area is prominently positioned and can accommodate a two-lane, in-and-out configuration-ideal for high-traffic exposure directly off the A406.

Key Details:

* Main Lease

- o Size: 3,548 sq ft
- o Rent: £70,000 per annum / £5,833.33 per month
- o Business Rates 2025/2026: £29,842.50 payable
- o Term: new lease to be agreed
- o Break Clause: 6 months' notice at any time
- o Deposit: TBC
- o Advance Rent: 3 months
- o Outside the 1954 Landlord & Tenant Act

* Sublease Income

- o Size: 2,023 sq ft
- o Rent: £30,000 per annum / £2,500 per month
- o Term: 3.5 years remaining
- o Break Clause: 6 months' notice after November 2025
- o Deposit: £15,000 held
- o Advance Rent: 3 months

o Outside the 1954 Landlord & Tenant Act

* Total Income from Sublease: £30,000 per annum

* Net Rent Payable: £40,000 per annum

Tenure:

Available by way of assignment of the current lease with 3.5 years remaining, or a new lease on flexible terms, outside the Landlord and Tenant Act 1954.

Premium:

Premium required of £150,000 for purchase of lease.

Local Authority:

London Borough of Enfield



Features

- Prominent Showroom with Sublease Income & Car Wash Forecourt
- Premium required of £200,000 for purchase of lease

Contact Us

CUI

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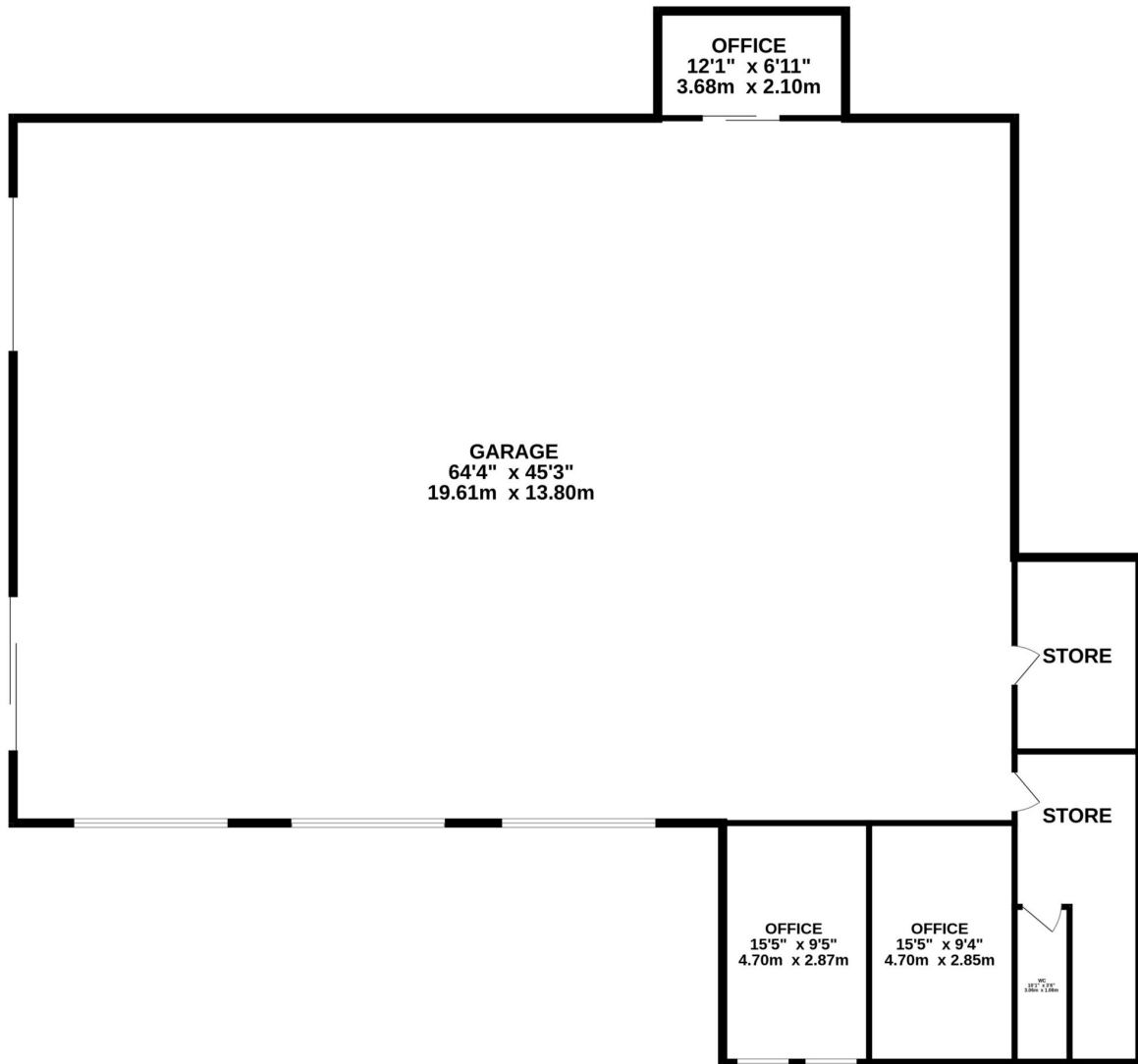
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Unit A, Ground Floor Front, 377 North Circular Road, London, N13 5UU
3548 sq.ft. (329.6 sq.m.) approx.



TOTAL FLOOR AREA : 3548 sq.ft. (329.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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