

COMMERCIAL ESTATE AGENTS & VALUERS

**PRIME SHOP & BASEMENT (CLASS E)**

**2,271 SQ FT APPROX**

**TO LET**

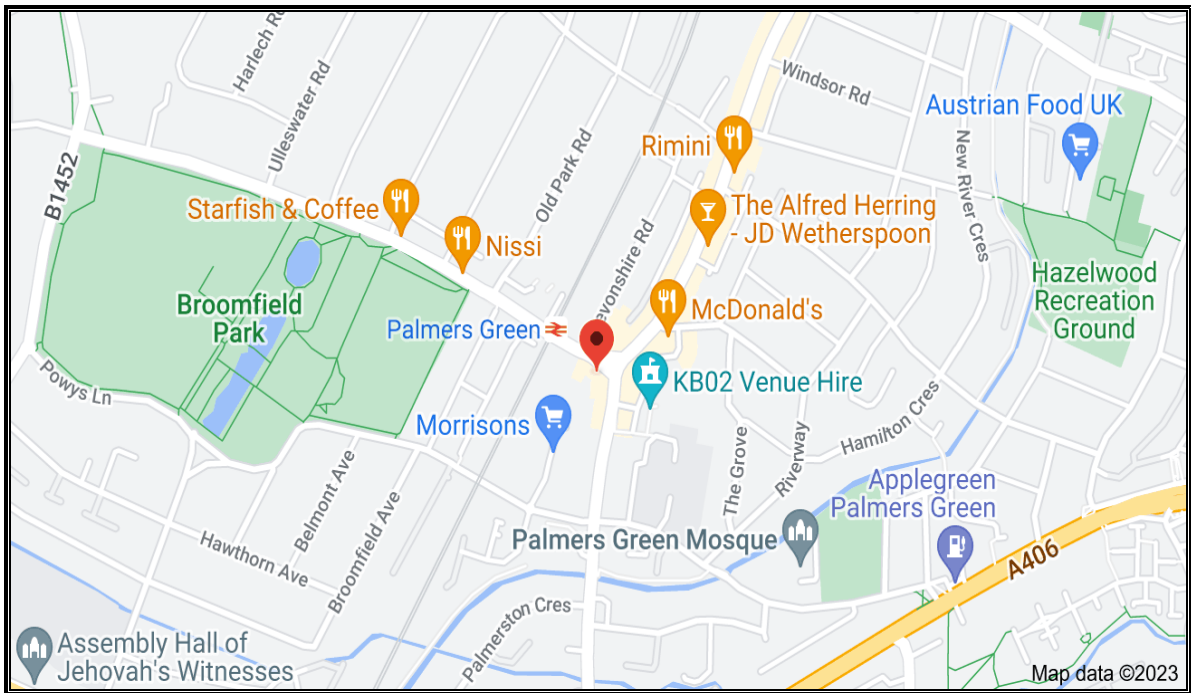
**1 ALDERMANS HILL, PALMERS GREEN, LONDON N13 4YE**



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**TELEPHONE: 020 8346 5100**

NOTE: These particulars are intended for general guidance only. Your attention is drawn to the notice appearing overleaf.



**LOCATION**

The property occupies a prominent position at to the junction with Green Lanes, known as the Triangle. Nearby multiples include Morrisons, Gail's, KFC, Holland & Barrett, Subway and Savers. Palmers Green Mainline Station (Great Northern) is within easy reach.

**ACCOMMODATION**

Comprises a shop and basement, originally used as a bank, the last occupier as a furniture showroom, together with rear parking for 3 cars affording the following approximate floor areas:

Ground Floor	1,773 sq ft
Basement	498 sq ft
<b>Total</b>	<b><u>2,271 sq ft approx</u></b>

**LEASE**

A new full repairing and insuring lease to be granted for a term by arrangement subject to upward only rent reviews at 5 yearly intervals if applicable.

**RENT**

£58,000 per annum exclusive.

**EPC**

D.

**RATES**

Obtained from the [www.voa.gov.uk](http://www.voa.gov.uk) website the rateable value is £42,000 and the rates payable for 2025/26 are £20,958 per annum. Interested parties should confirm annual rates payable with local rating authority.

**LEGAL COSTS**

The ingoing tenant is to to be responsible for both parties costs incurred.

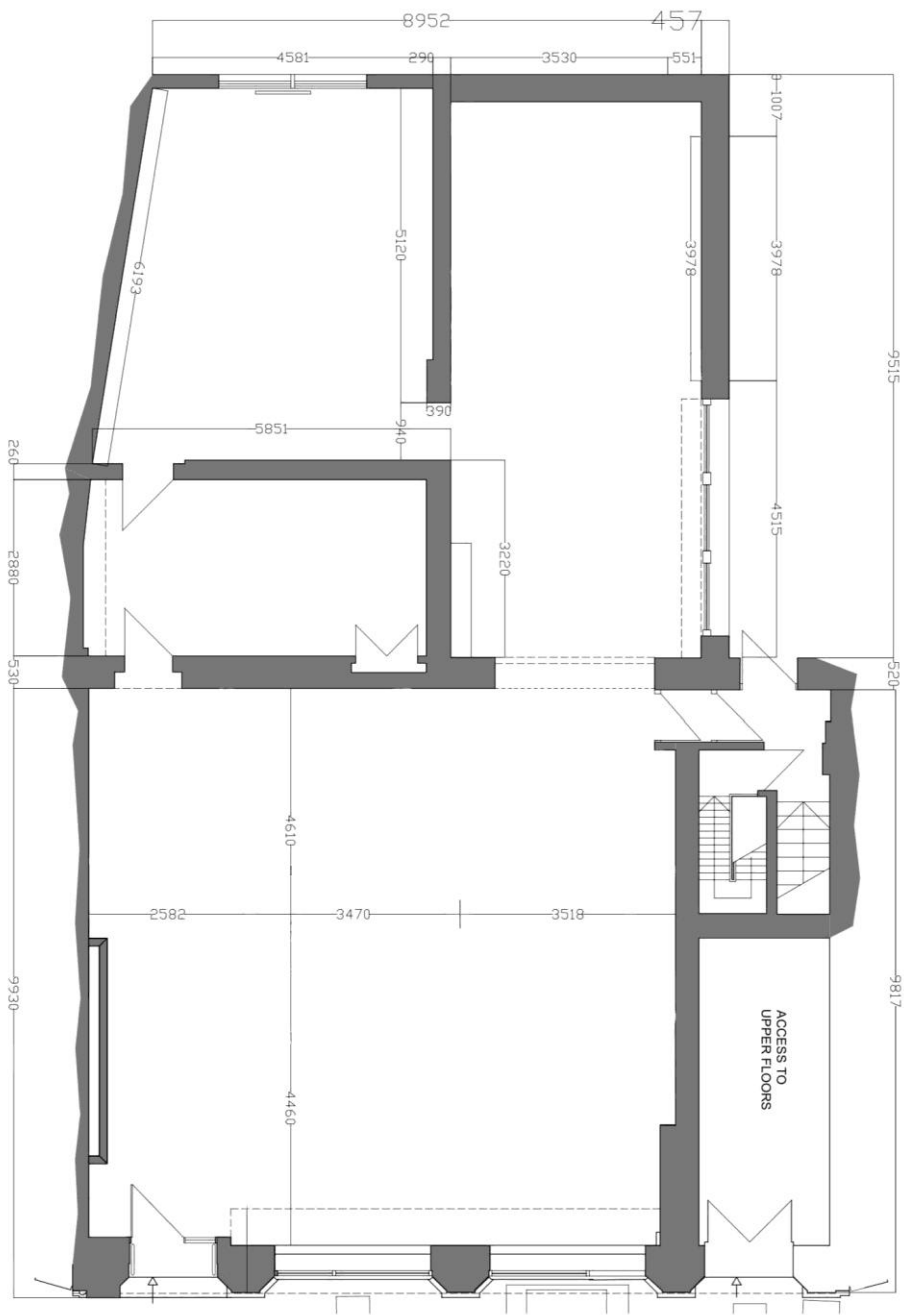
**VIEWING**

Strictly by appointment through joint sole agents:

Michael Berman & Co	Grovelands
David Raphael	David Iny
07770 315194	07973 800636
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Ground Floor Plan

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