



Deli on The Green, 251 Hoppers Road, Winchmore Hill N21 3NP



Area

Ground floor 980 sq ft. 3 bed flat above



Cafe

Used as a cafe & Deli for many years



Location

Prominent Winchmore Hill Location



Rent

£23,500 Premium offers invited



Train

Winchmore Hill

LOCATION

The building is somewhat of a local landmark adjacent to the Salisbury Arms public house. At the junction of Hoppers Road and Compton Road. The Green is in extremely close proximity and Winchmore Hill Station is nearby.

Surrounding the property is a densely populated residential area,

DESCRIPTION

On the market for the first time in many years.

The premises are in good order and have traded as a delicatessen and cafe for a long time.

There is a large retail area, separate dining area, commercial kitchen, yard and storage building to rear as well as a large three bedroom flat.

Ground floor approximately 980 sq ft
Suitable for a variety of uses subject to Landlord & Local Authority consent.

TERMS

Available by assignment of the existing lease dated 16/04/18. It expires on 07/05/27.

The passing rent is £23,500. Substantial premium offers are invited for the benefit of this valuable lease.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

ADMINISTRATIVE COSTS

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contact/references.

RATES

According to the Valuation Office the Rateable Value is £13,500 per annum. Interested parties are encouraged to make their own enquiries with the London Borough of Enfield.

EPC

For further information please contact:
hello@obre.co.uk



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