

COMMERCIAL ESTATE AGENTS & VALUERS

LOCK UP SHOP

FREEHOLD FOR SALE OR TO LET

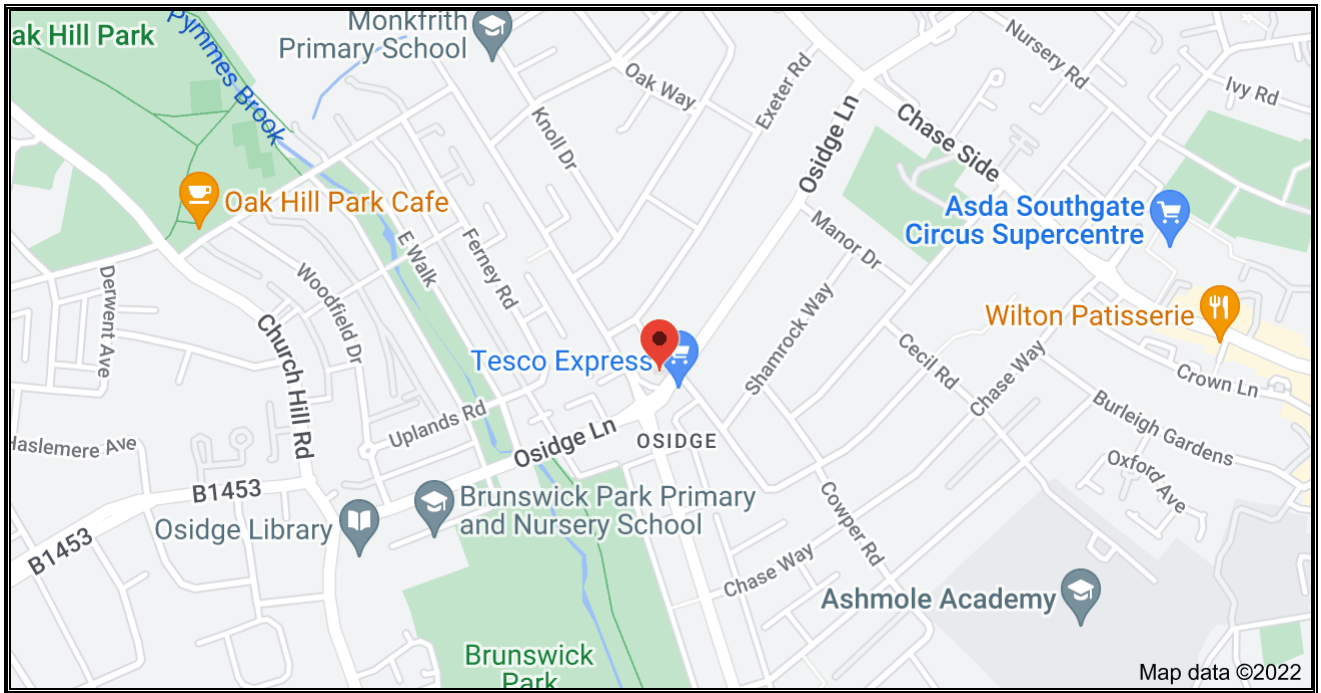
5 ONSLOW PARADE, HAMPDEN SQUARE, SOUTHGATE, N14 5JN



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



LOCATION The property forms part of a neighbourhood retail centre at the roundabout junction of Osidge Lane, Brookside South and Hampden Way.

The shop is situated in a densely residential and affluent North London Suburb with nearby multiples including Tesco Express, Dominos, William Hill and Pizza Hut.

ACCOMMODATION Comprises a lock up shop affording approximately 650 sq ft.

TENURE Freehold for sale with full vacant possession

The flat above has been sold on a 125 year lease at a peppercorn ground rent.

PRICE £300,000.

Alternatively

LEASE A new full repairing and insuring lease to be granted for a term of 15 years subject to upward only rent reviews at 5 yearly intervals..

RENT £24,500 per annum exclusive.

RATES Obtained from the www.voa.gov.uk website the rateable value for 2023/2024 is £8,800 and currently will receive 100% relief under the Small Business Rates scheme.

EPC C.

LEGAL COSTS Each party is to be responsible for their own costs incurred.

VIEWING Strictly by appointment through agents as above.

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