



PROPERTY CONSULTANTS

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## A2 ESTATE AGENTS LEASE FOR SALE



## GREEN LANES PALMERS GREEN, LONDON N13 622.10 SQ FT (57.08 SQ M)

### Location:

Situated midway along Green Lanes and close to the junction with Fox Lane. The actual premises are situated on the corner of Park Avenue. The nearest station is Palmers Green (Network Rail).

### Description:

Comprising a long established Estate Agency business (20 years) which deals with lettings, management and sales and operating from prominent corner premises. The current business has mainly focussed recently on management, lettings renewals and new lettings, plus only a few sales.

The business offers great potential to further expand and increase the income both on the sales side and by way of new lettings.

The sale includes the ongoing management income and residential letting renewal income (details available upon request to bone fide enquiries) plus all office equipment, trading name etc.

- Areas:** Shop width 5.78 m  
Shop depth 10 m  
(Please note there is a return frontage to Park Avenue)
- Lease:** Held on a 15 year Lease from 1998 with 5 yearly rent reviews at £17,500 pa.
- Terms:** £25,000 is sought for the goodwill, fixtures, fittings, equipment and ongoing income.
- Business Rates:** London Borough of Enfield. Approximately £4,560 pa payable for 2009/2010. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.
- Reference Charge:** Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.
- Viewing:** **By Appointment only**  
**Via Claridges Commercial – 0845 205 0007**