Green Lanes, Palmers Green, London

OIRO £600,000



Full Description

Mid terrace, mixed-use freehold property let on a commercial lease for sale by private treaty located on a busy parade in Palmers Green. This area of Green Lanes is characterised by a range of independent retailers, cafes, restaurants, professional services and surrounded by dense residential neighbourhoods. The property comprises of a Greek-style café / restaurant (Mezopoly) on the ground floor and an HMO above accessed from the rear service road. The entire premises is let on one commercial lease at a rent of £38,000 pa exclusive. An excellent investment opportunity to acquire a mixed-use freehold property comprising a ground floor retail unit with a House in Multiple Occupation (HMO) above, fully let on a single commercial lease. The property benefits from a prominent position along Green Lanes, a well-established and busy retail parade, offering strong footfall and excellent transport links. The ground floor is configured as a self-contained unit, while the upper parts provide residential accommodation arranged as an HMO. The entire premises is let to a single tenant under a commercial lease, providing a straightforward income stream and ease of management. This structure may appeal to investors seeking a secure, hands-off asset with potential for long-term rental growth. This area of Green Lanes is part of a busy suburban high street environment. It blends strong local retail activity with dense residential neighbourhoods, making it a dependable location for both

commercial and residential rental demand. **Accommodation** Freehold mixed-use investment. Ground floor retail unit with HMO accommodation above spread over two floors. Let on a single commercial lease for a term of 15 years from 16th March 2026. Rental income £38,000 pa exclusive. Gross Internal Area 253.1m² (2,724ft²). Established location with strong local amenities and transport connections. **Terms** Term: 15-year FRI lease effective from the 16th March 2026. Rent: £38,000 pa exclusive paid quarterly in advance. Rent review: Every fifth anniversary of the term. Security: 6 months' rent deposit. No arrears. **Anti Money Laundering Checks** All purchasers will be required to provide proof of funds, source of funds questionnaire, photographic identification and proof of address. We use a third party provider to carry out these checks. **Planning** The property falls within the London Borough of Enfield and can be used for Class E uses. All tenants are to satisfy themselves with regard to the Use Class Order and make relevant enquiries with the council. **Business Rates** The Rateable Value is £16,000. All applicants should make enquiries with Enfield Council with regards Business Rates. **VAT** VAT is not applicable. Viewings by appointment only.

Features

- Freehold mixed-use investment
- Ground floor retail unit with HMO accommodation above spread over two floors
- Let on a single commercial lease for a term of 15 years from 16th March 2026
- Rental income £38,000 pa exclusive
- Gross Internal Area 253.1m² (2,724ft²)
- Established location with strong local amenities and transport connections

Contact Us

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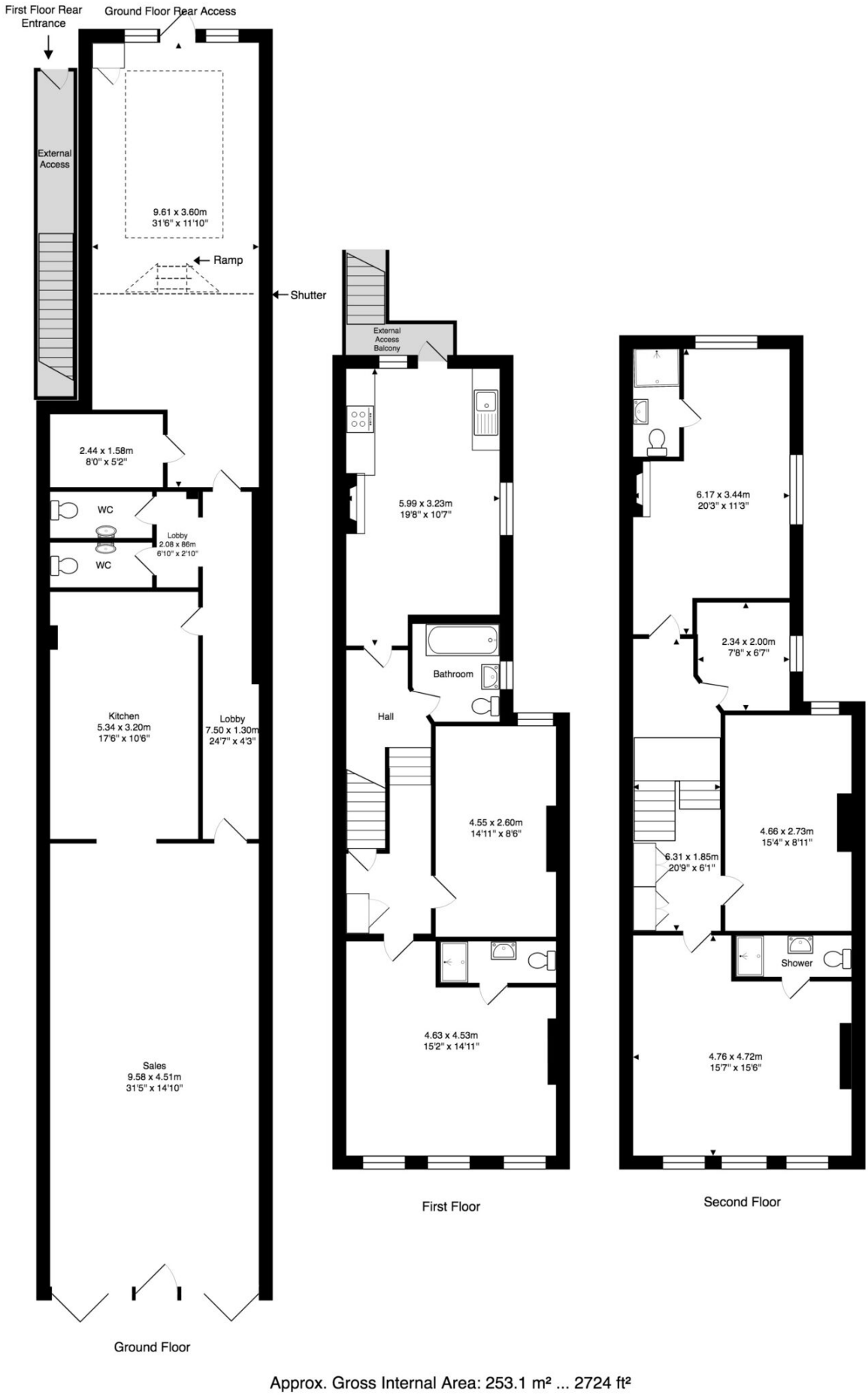



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Approx. Gross Internal Area: 253.1 m² ... 2724 ft²