The Grangeway

OIRO £299,950



Full Description

Grange Park is a leafy suburb of North London between Winchmore Hill and Bush Hill Park. The shop is located within a small parade of shops a short walk from Grange Park station with regular services into Central London. The building is a purpose built retail unit with double height ceilings. Laminate flooring has been fitted in the main retail area. Large floor to ceiling windows at the front of the shop ensure the shop is light and airy. To the rear of the shop there is a separate room currently used as storage and a basement room currently used as a kitchenette. The property is heated via a gas boiler. There is a small yard to the rear of the property with an outbuilding containing a toilet. This is accessed via a path at the end of the parade. There is also an enclosed garden included within the demise. **Accommodation** (all sizes approximate) Retail Area 6.12m (20.07ft) x 8.98m (29.46ft) Storage 3.52m (11.55ft) x 2.59m (8.49ft) Kitchen 3.46m (11.35) x 2.64m (8.66ft) Rear Yard 2.35m (7.70ft) x 5.49m (18.01ft) With outbuilding-WC. Net Internal Area 67.9m² (730.87ft2) **Terms** The premises are available for sale at £299,950 for the freehold with vacant possession of the ground floor retail premises and subject to long leases of 22a & 22b The Grange-way. Please note that s5 notices will

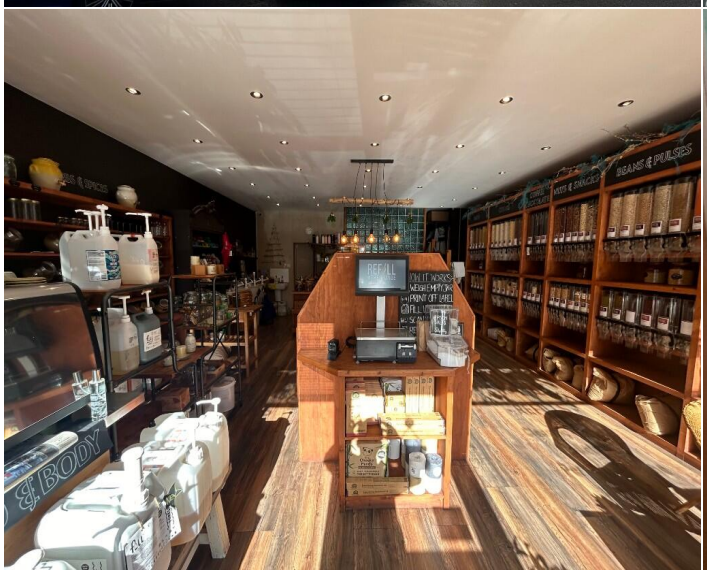
need to be served on the leaseholders of 22a & 22b offering them a right of first refusal. This will incur a delay of 60 days between ac-ceptance of your offer and commencement of conveyancing. **Anti Money Laundering Checks** All purchasers will be required to provide proof of funds, source of funds 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 rele-vant enquiries with the council. There is also planning consent granted to build an extension over the rear yard. **Business Rates** The Rateable Value is £12,000. All applicants should make enquiries with Enfield Council with regards Business Rates. **VAT** VAT is not applicable. Viewings by appointment only.

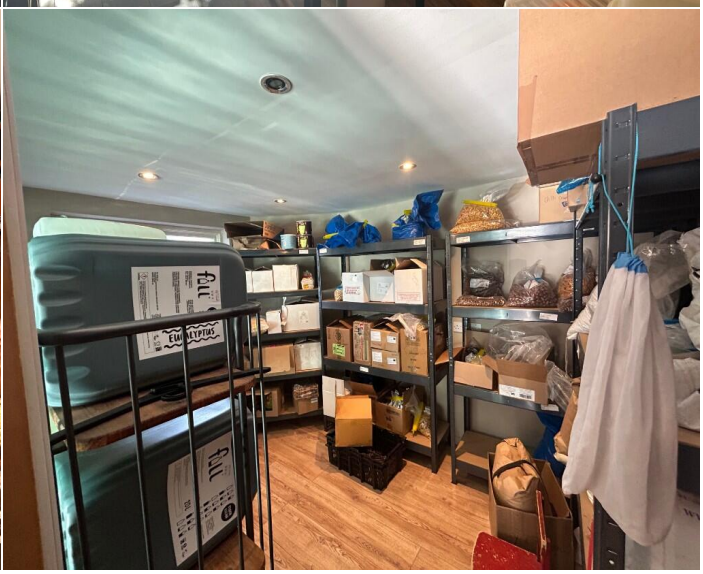
Contact Us

Williamson Dace Brown
22 Cannon Hill, London
N14 6BY









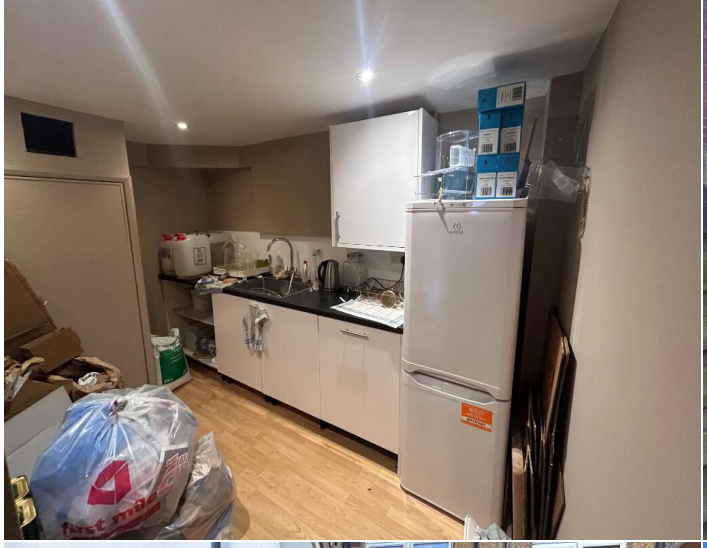
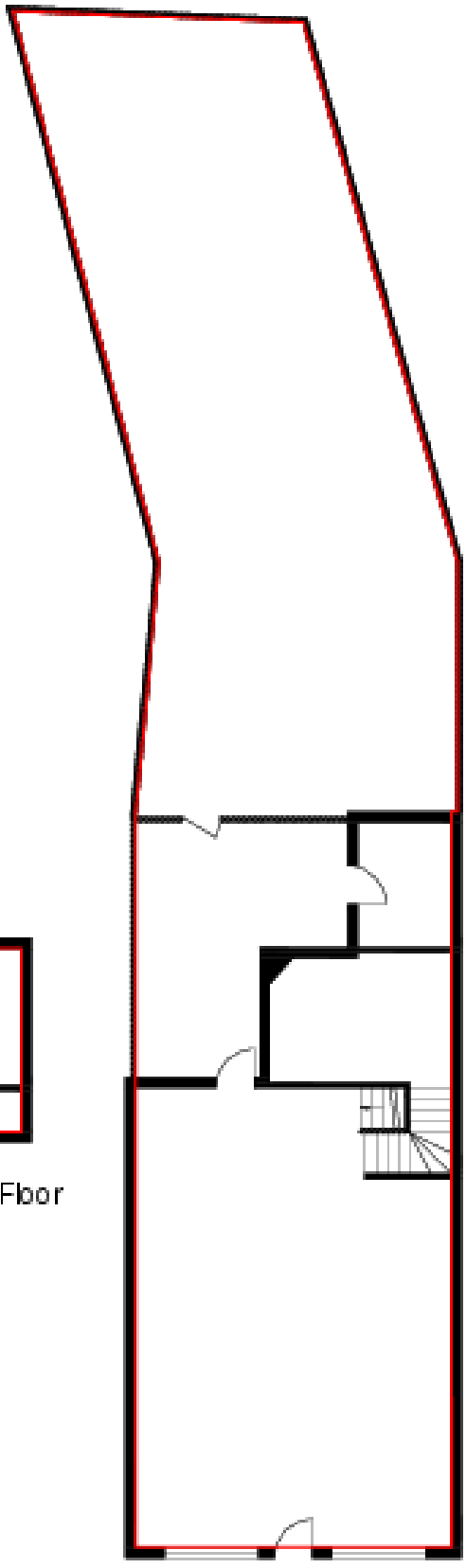





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22 THE GRANGEWAY, LONDON N21 2HG		A4
LOCATION MAP		SCALE 1:1250
0 1 2 3 4 5 SCALE	DRAWING NO. 140812_003	VERSION 001



Lower Ground Floor

Ground Floor

22 THE GRANGEWAY, LONDON N21 2HG		A4
TOTAL INTERNAL FLOOR AREA : 81 SQ METRES		SCALE 1:150
0 1 2 3 4 5 SCALE	DRAWING NO. 140812_003	VERSION 001