



WILLIAMSON
DACE BROWN

366 Green Lanes Palmers Green

London N13 5PE

OIRO: £600,000. Freehold for sale.

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.



253.1m² (2,724ft²)



Mixed use



EPC: 366: B 366a: C



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.

Key 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.

Accommodation Comprises:

(See floorplan for dimensions)

Tenure: Freehold

(subject to commercial lease)

Energy Performance Rating:

EPC Rating :

Ground floor – B38

First and second floors - C76

Business Rates:

London Borough of Enfield

Rateable Value

366: £16,000 from April 2026

366a: Council Tax Band E

Tenancy Details

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.

Further Information

Flooded in the last 5 years? No.

Property listed? No.

Within a conservation area? No.

Any public rights of way across the property? No.

VAT is not applicable to this sale

Contact:

Alex Brown MRICS.

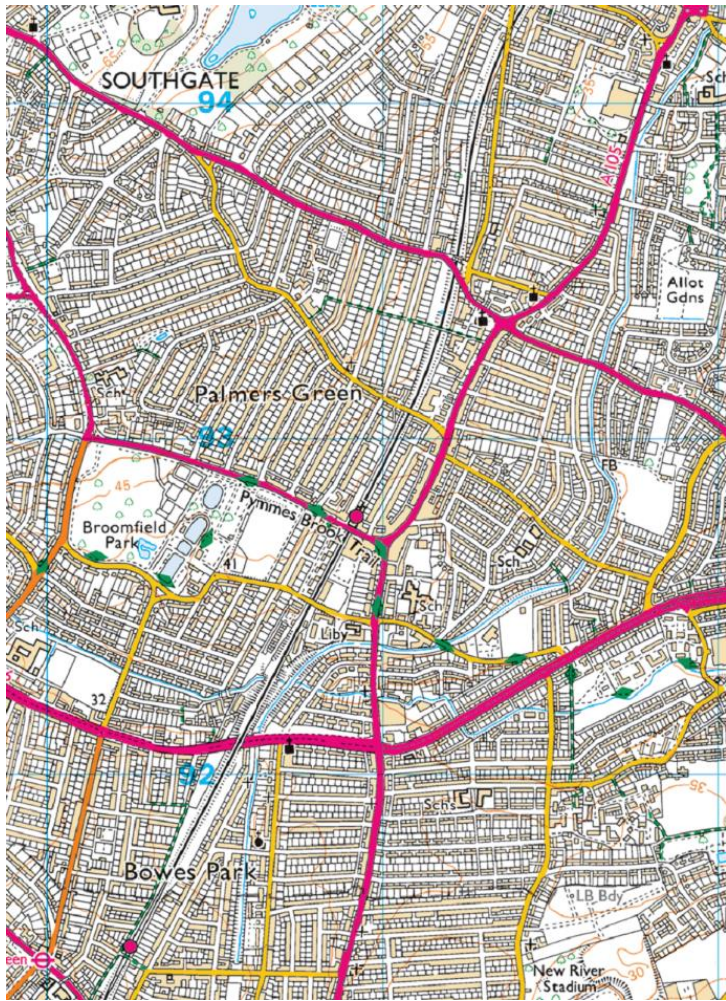
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All viewings are strictly to be accompanied by the selling agent.







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