



WILLIAMSON
DACE BROWN

136, 136a and 136c Myddleton Road, Bowes Park, London, N22 8NQ

For Sale OIRO: £250,000.

- Freehold Investment Property For Sale
- OIRO £250,000
- Rental income £20,100 per annum
- VAT is not applicable

Commercial Investment comprising two lock up shops let to independent take-away vendors with a residential flat above sold on a long lease. Busy street with a variety of other local trades opposite Bowes Park station.



136: 38m² (411ft²) and 136c: 30m² (332ft²)



Mixed use



EPC: 136; B50. 136c; B46



Myddleton Road is located in the heart of Bowes Park, a sought-after neighbourhood within the London Borough of Haringey. Stretching between Bowes Park and Bounds Green, the road has earned a strong reputation for its vibrant community spirit and successful regeneration, with independent businesses contributing to its welcoming village atmosphere.

The surrounding area offers an attractive mix of residential and commercial properties, supported by a wide range of local amenities including independent shops, cafés, restaurants, and essential services, making it a popular destination for both residents and visitors.

The property benefits from excellent transport links, with Bowes Park National Rail Station and Bounds Green Underground Station (Piccadilly Line) both within easy walking distance, providing convenient access to Finsbury Park, King's Cross, and Central London. Numerous bus routes also serve the nearby High Road.

Occupying a prominent position directly opposite Bowes Park Station, the property comprises two ground-floor lock-up retail units, currently occupied by an Indian takeaway and a pizza takeaway, together with a self-contained flat above, which has been sold on a long lease. Please refer to the tenancy schedule for further details.

Tenure: Freehold, subject to two commercial leases for the ground floor and a long lease for the first and second floors.

Energy Performance Rating:

136. – B 50

136c – B 46

Rateable Value

136 - £12,250 from April 2026.

136c -£9,700 from April 2026.

Tenancy Details

136. Shop: see tenancy schedule.
Security: 6 months' rent deposit.
No rent arrears.

136c Shop: see tenancy schedule.
No rent arrears.

136a (maisonette sold on long lease):

Sold on a long lease: 163 years from 29th September 1975.

Ground rent: £100 pa.

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.

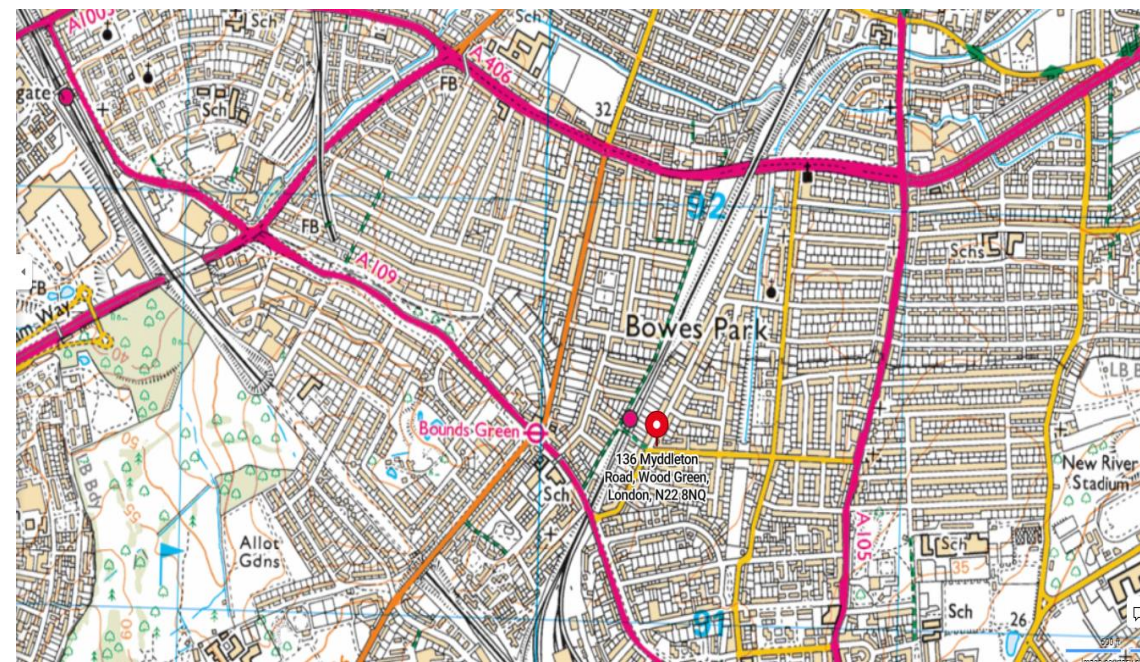
VAT is not applicable to this sale.

Contact:

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



Property	Accommodation	Lessee & Trade	Lease Terms	Ann. Excl. Rental	Remarks
136 Myddleton Road	27.39m ² (295ft ²) of retail space and 10.8m ² (116ft ²) of ancillary space.	Private Individual (t/a Pizza Man)	15 years from 20/01/2026	£11,500 pax	Full Repairing Lease subject to a service charge for communal matters. Reversion in 2041
136c Myddleton Road	22.08m ² (237.67ft ²) of retail space with 8.81m ² (95ft ²) of ancillary space.	Private Individual (T/a Mohammadi Indian Takeaway)	15 years from 25/12/2012	£8,500 pax	Full Repairing Lease subject to a service charge for communal matters. Reversion in 2027.
First & Second floor (136a)	Residential flat sold on long lease	Individual.	163 years from 29/9/1975	£100 pax rising to £200 in 2038 and £300 in 2063.	
Total Income				£20,100 pax	



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