

# MAUNDER TAYLOR

TO LET

A1 LOCK UP RETAIL UNIT



## GREEN LANES, PALMERS GREEN, LONDON, N13

Situated within a stone's throw of the Palmers Green triangle, and opposite *Co-op* & *McDonalds*, this retail unit is situated in a prominent position, with good footfall.

Both Palmers Green Station and the public car park off Lodge Drive (opposite) are within easy reach of the unit.

The landlord is undertaking some improvement works to the unit, that will include the installation of new WC and kitchen.

**RENT £33,500 PAX – No Premium**

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.



## Accommodation:

The unit has an overall depth of 73'6 with a maximum width of 18'6 (22.40m x 5.64m).

As currently fitted out, the front retail area has an average width of approximately 17' (5.18m), with a staggered walk through partition dividing the front and back sections.

As part of the improvement works that the landlord intends to carry out, as well as new kitchen and WC facilities, there will be a separate refuse area to the rear of the premises demised solely to the ground floor commercial unit – and with doors opening onto the rear service road.



**GIA appx. 1360 ft<sup>2</sup> (126.3m<sup>2</sup>)**

## Lease:

New lease - terms to be agreed.

## Legal Fees:

Each party to pay their own Legal costs.

## Business Rates:

According to the VOA web site, the 2017 Rateable Value is £28,500. This is **NOT** the amount of rates payable. For the actual amount of rates payable, interested parties are advised to make their own enquiries with the London Borough of Enfield: 020 8379 1000

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