

PROMINENT CLASS E
FREEHOLD FOR SALE
PALMERS GREEN
288 GREEN LANES

Description

Palmers Green is a suburban district in North London located within the London Borough of Enfield, approximately 8 miles (13 km) north of central London. It is primarily a residential area known for its quiet streets, family-friendly atmosphere, and strong sense of community. The area is well connected by public transport, with Palmers Green railway station providing regular services operated by Great Northern to central London locations such as Moorgate station and Finsbury Park station, while nearby Underground access is available at Southgate Underground station.

The NatWest occupies a prominent position on Green Lane at the intersection to Lodge Road. Nearby occupiers include **Costa, Gails, McDonalds, Merkur Slots** and a number of independent tenants.

The property is Grade II Listed.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The former NatWest premises are arranged as a ground floor banking hall with first floor providing the following approximate areas:

Ground Floor Sales	1,820 sq. ft.	(169.08 sq. m)
Ground Floor Ancillary	522 sq. ft.	(48.50 sq. m)
First Floor Ancillary	1,615 sq. ft.	(150.04 sq. m)
Total	3,957 sq. ft.	(368 sq. m)

The second floor of the property has been sold off on a 125 year long leasehold dated 4 December 2002. This includes part of the ground and first floor. The ground rent is £100 per annum.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£520,000**.

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£67,000
UBR (26/27)	0.43p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C 70. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
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Mike Willoughby **07810 480291**
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In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.



