

Est. 1955

Tarn &Tarn

11-13 AND 15A
ASHFIELD PARADE
SOUTHGATE
LONDON
N14 5EH

FREEHOLD
INVESTMENT FOR
SALE –
2 SHOPS & VACANT
MAISONETTE
ADJACENT TO
SOUTHGATE
UNDERGROUND



DESCRIPTION

A mid-terrace, three-storey mixed-use building of traditional brick construction.

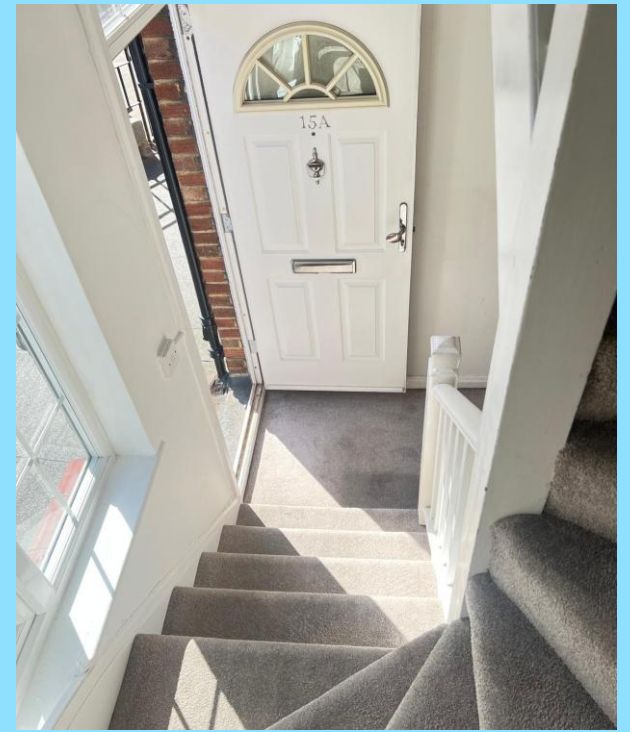
The ground floor provides two self-contained retail units with glazed frontages onto the high street, offering strong visibility and access.

Above, the property comprises a self-contained maisonette arranged over the first and second floors, accessed separately from the street. The residential element provides basic, functional accommodation typical of upper-floor conversions above retail.

SUMMARY

- Transport links
- Income generating
- Freehold
- Vacant 2 bed maisonette








LOCATION

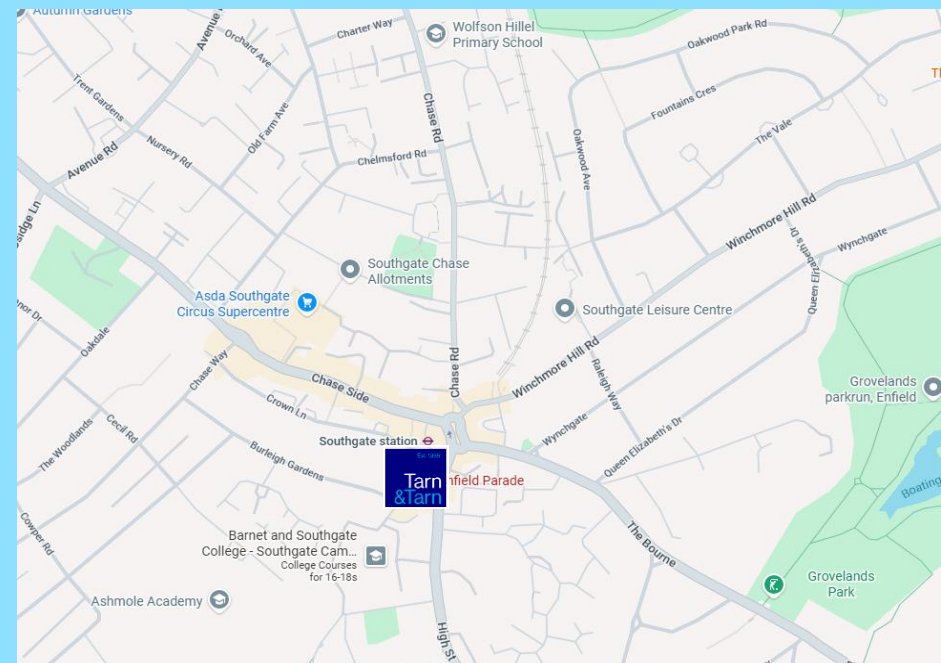
THE AREA

Located in Southgate, N14 5EH is a practical, well-connected North London postcode. Southgate Underground Station (Piccadilly Line) is close by, offering direct links into Central London. The area is known for its quiet residential streets and access to green spaces including Grovelands Park and Trent Park. Local shops, supermarkets and everyday amenities are all within easy reach.



TRANSPORT

-  Southgate Station (2-minute walk) - Piccadilly Line
-  Arnos Grove (18-minute walk) - Piccadilly Line
-  Palmers Green (25-minute walk) - National Rail



ACCOMMODATION

ADDRESS / LEVELS	SQ FT	AVAILABILITY	INCOME PRODUCING (£ PA)
11 Ashfield Parade – GF Retail	322	LET	£15,000
13 Ashfield Parade – GF Retail	252	LET	£15,000
15A Ashfield Parade – Maisonette (1 st and 2 nd floor)	660	VACANT	NA
TOTAL	1,234		£30,000

Available size 1,234 sq ft

Asking Price £775,000

TENANCY INFO

11 Ashfield parade:

- Tenanted by Dosti barbershop with a lease valid till 23/06/2028
- rent reviews every 3 years from 24/06/2016
- outside the act

13 Ashfield Parade:

- Tenanted by XA Electrics till 27/05/2028
- Rent reviews every 3 years
- Inside the LTA 1954

TERMS

Freehold

VAT

N/A

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LOCAL AUTHORITY

London Borough of Enfield

LEGAL COSTS

Each party to bear their own costs



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Tarn
&Tarn

VIEWINGS

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