

# 303 GREEN LANES

PALMERS GREEN N13 4XS

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PROMINENT GROUND & LOWER GROUND FLOOR  
RETAIL UNIT TO LET IN AN ESTABLISHED  
PALMERS GREEN PARADE

GROUND AND LOWER GROUND FLOOR  
1,326 SQ.FT.

SUITABLE FOR CLASS E USE  
(RESTAURANT, CAFÉ, ETC.)

RIB

ROBERT IRVING BURNS



## DESCRIPTION

The premises currently operates as a Middle Eastern restaurant and comprises a self-contained unit arranged over ground and lower ground floors.

The accommodation benefits from a private rear external area and is fitted with a commercial extraction system and air conditioning throughout (both not tested). The layout is well suited to a range of restaurant, café, leisure and other Class E occupiers, offering an opportunity for immediate occupation with existing restaurant infrastructure in place.



## AMENITIES

- COMMERCIAL EXTRACTION SYSTEM (NOT TESTED)
- AIR CONDITIONING THROUGHOUT (NOT TESTED)
- PRIVATE REAR EXTERNAL AREA
- SELF-CONTAINED UNIT
- EXISTING RESTAURANT INFRASTRUCTURE IN PLACE

## FINANCIALS

FLOOR	G & LGF
TOTAL SIZE	1,326
QUOTING RENT (P.A.)	£40,000
ESTIMATED RATES PAYABLE (P.A.)	£7,776
SERVICE CHARGE	TBC
<b>ESTIMATED OCCUPANCY COST (P.A.)</b>	<b>£47,776</b>

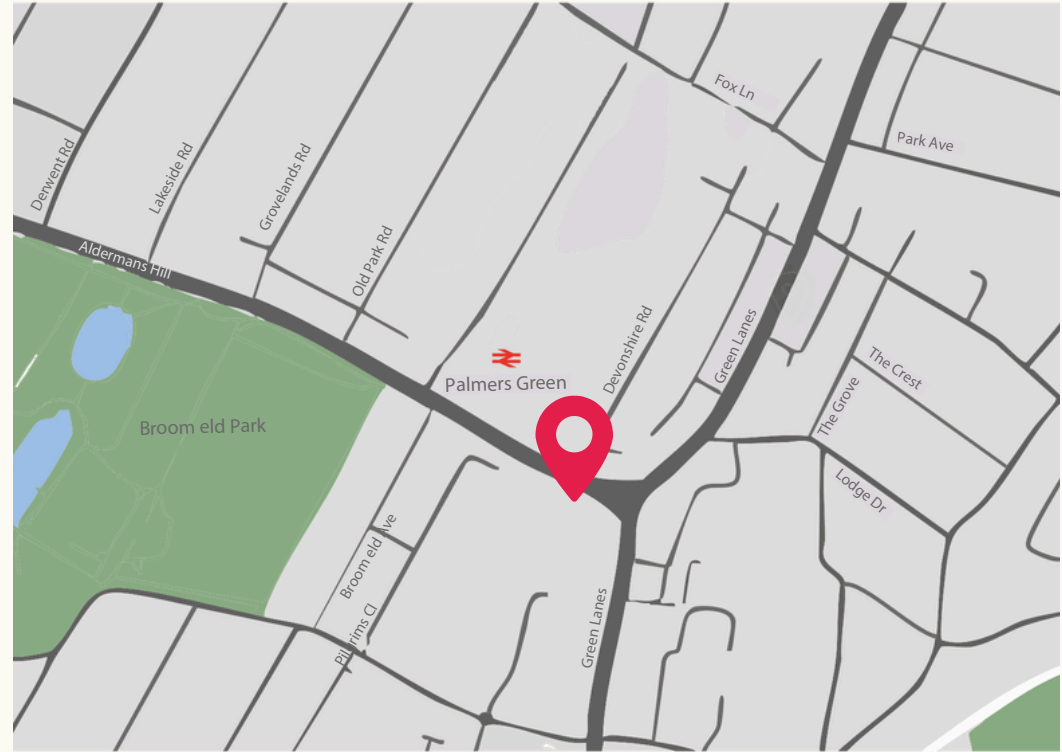


# LOCATION

303 Green Lanes occupies a prominent position on one of North London's most established and diverse high streets, in the heart of Palmers Green, N13. The property sits close to The Triangle, the recognised commercial focal point of the area, with direct access to the North Circular Road (A406) providing strong road connections across North and Greater London, including links to Heathrow, Stansted and the M25.

Palmers Green railway station is within easy reach, situated in Travelcard Zone 4 and served by Great Northern and London Overground with regular services into Moorgate and London Kings Cross. Bounds Green Underground station on the Piccadilly line provides a further route into central London, and the area is well served by numerous bus routes including night bus services.

The surrounding area benefits from a strong and loyal local catchment, a well established food, café and hospitality culture along the high street, and the green amenity of Broomfield Park nearby, making it one of North London's most appealing suburban commercial locations.



Broomfield Park



Greens Cafe



Grovelands Park



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## FURTHER INFORMATION

### LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

### POSSESSION

Upon completion of legal formalities.

### LEGAL COSTS

Each party is to be responsible for their own legal costs.

### EPC

TBC

### VAT

TBC

### FLOOR PLANS

Available floor plan upon request.

## CONTACT US

**Henry Bacon**

020 7927 0646

Henry@rib.co.uk

**Jim Clarke**

020 7927 0631

Jim@rib.co.uk

**Matthew Mullan**

0207 927 0622

Matthewm@rib.co.uk

**Thomas D'arcy**

020 7927 0648

Thomas@rib.co.uk

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. June 2026

The logo for Robert Irving Burns, consisting of the letters 'R', 'I', and 'B' in a stylized, serif font. The 'I' is smaller and positioned between the 'R' and 'B'.

ROBERT IRVING BURNS