

1 Aldermans Hill

London, N13 4YE

Double Frontage Unit on Busy High Street Location in Palmers Green, North London - New Lease

3,173 sq ft
(294.78 sq m)

- Double Frontage
- Busy High Street Location
- Large Ground Floor Space
- New Lease Available
- Private Car Parking to Rear

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Summary

Available Size	3,173 sq ft
EPC Rating	Upon enquiry

Description

The premises are laid out over ground floor and basement. Most recently a furniture showroom has been the tenant and prior to that was a bank so teh ground floor is in good condition and teh basement is still laid out as when it was a bank. ie Vauts and split into a number of rooms.

Location

Located on the very visible and busy junction known as The Triangle in Palmers Green, an affluent suburb of North London. Local Operators include retail, restaurants and pubs.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,773	164.72
Basement - Ancillary	1,400	130.06
Total	3,173	294.78

Tenure

A New Full Repairing and Insuring Lease is available for a term to be arranged subject to periodic rent reviews.

Rent

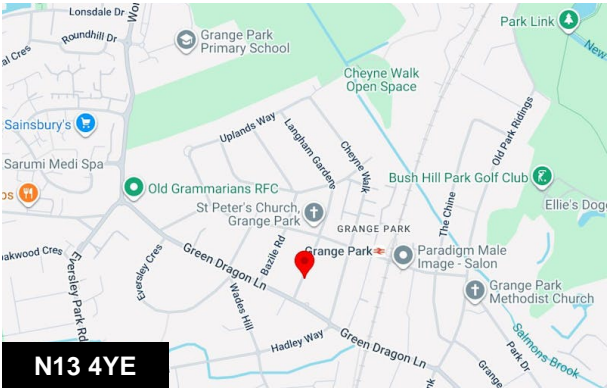
Offers in the region of £58,000pax

VAT

Rent may be subject to VAT

Holding Deposit

A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the CDG Leisure client account.



Viewing & Further Information



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