



PER ANNUM

£27,000 Per Annum

Aldermans Hill

London, N13 4PP

LOCATION

Located in a highly visible and sought-after position in the heart of Palmers Green, this commercial premises at Aldermans Hill presents an excellent opportunity for occupiers or investors seeking a well-connected property in a vibrant North London neighbourhood.

The property occupies a prominent mid-terrace position along a busy stretch of Aldermans Hill, just moments from Palmers Green Station (Overground) and directly opposite Broomfield Park, ensuring consistent footfall and high visibility. Surrounded by a mix of independent retailers, cafes, restaurants, and service providers, this location benefits from a strong local customer base and excellent transport connectivity.

DESCRIPTION

The property occupies the ground floor mid-terrace shopping parade. The property is predominantly open plan with the an outside terrace and bi-folding doors leading to the seating area and service bar taking up the majority of the front. The service bar is fitted with a series of undercounter and display fridges and AC controllers. The Male and Female WC are located at the rear of this area. The property further benefits from a further 2 large rooms that are yet to be utilised, allowing the new occupier to expand on the business. Rear access is also available to make deliveries easily accessible.

Premium sought for fixtures, fittings, location and remained of the lease - £90,000 o.n.o

ACCOMMODATION

Gross Internal Area: 1,710 Sq ft (159 Sq M)

AMENITIES

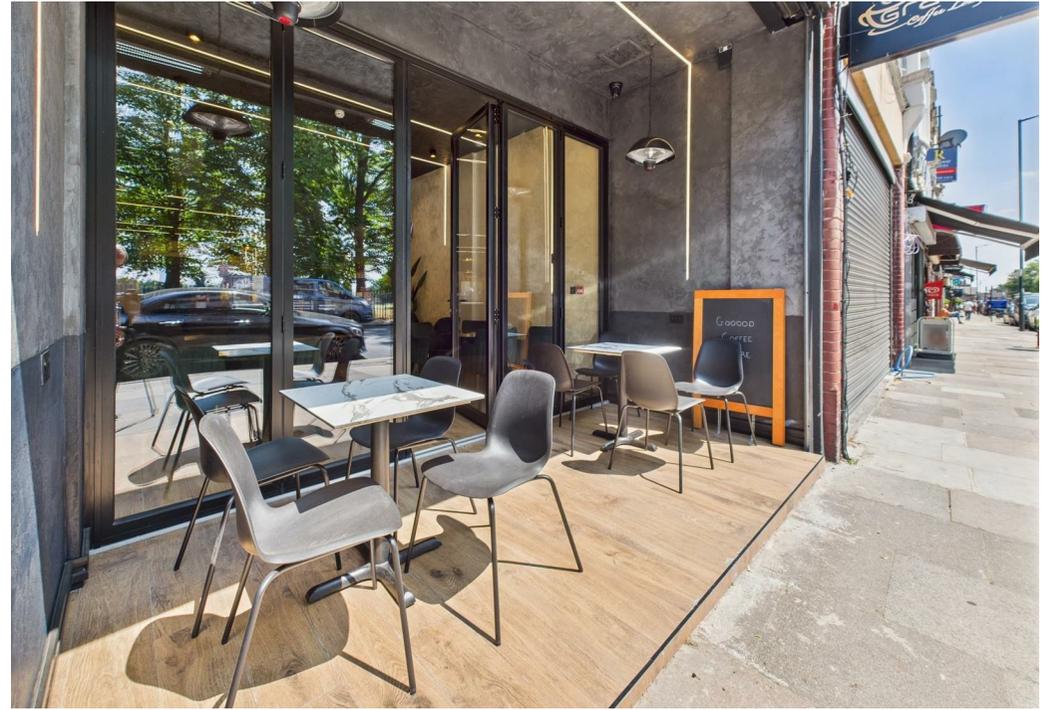
CCTV
High Street Location
Bi-folding doors
outdoor seating
Feature lighting
Turn key business
Directly opposite Broomfield Park

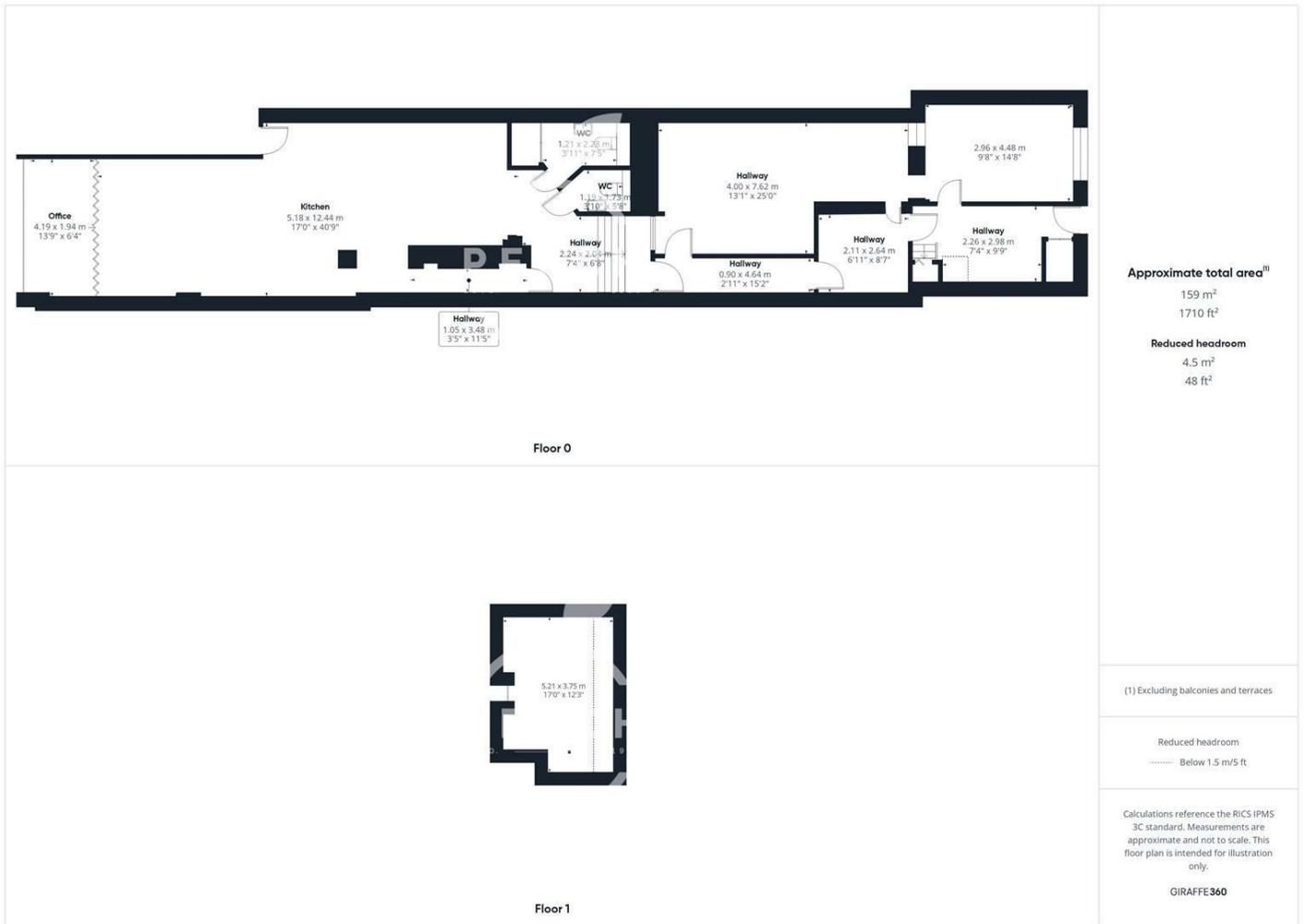
TERMS

Assignment of an existing 20 FRI lease OUTSIDE the Landlord and Tenant Act1954 (19 years remaining)
4 yearly Rent reviews

Business Rates







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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