



PER ANNUM

£32,000 Per Annum

Aldermans Hill

Southgate, 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 open plan with the bi-folding entrance doors leading to the large white washed seating area at the front. The Male and Female WC are located at the rear of this area. At the rear of the property is kitchen which has been stripped back ready for new equipment. Rear access is also available to make deliveries easily accessible.

Premium sought for location and remained of the lease - £100,000

ACCOMMODATION

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

AMENITIES

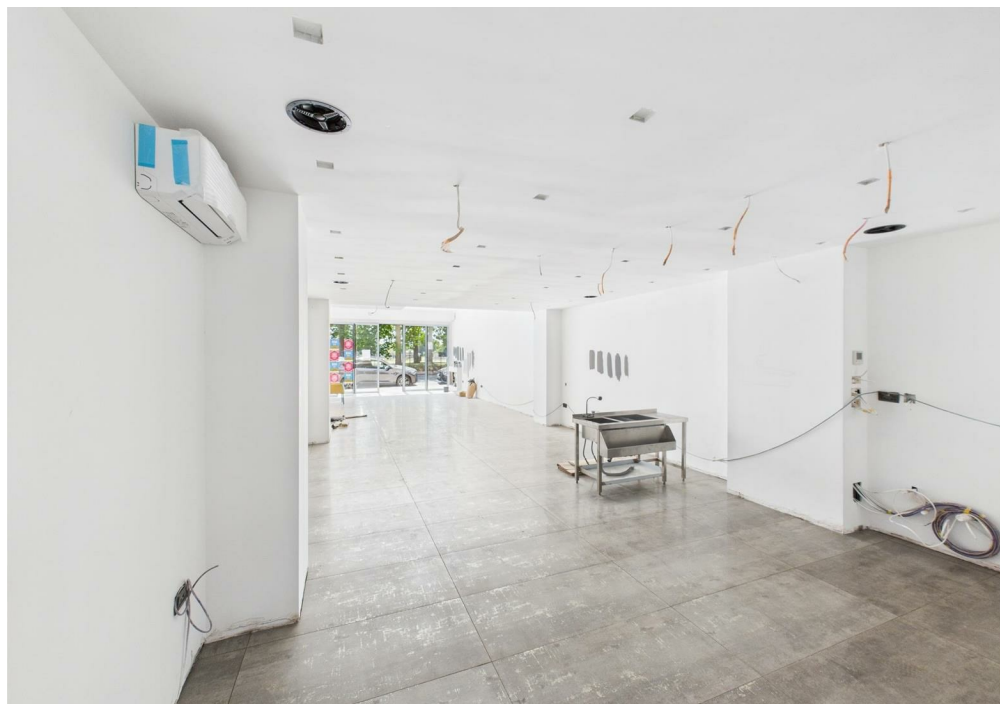
Open Plan
High Street Location
Bi-folding doors
Extraction
Walk-in fridge
Directly opposite Broomfield Park

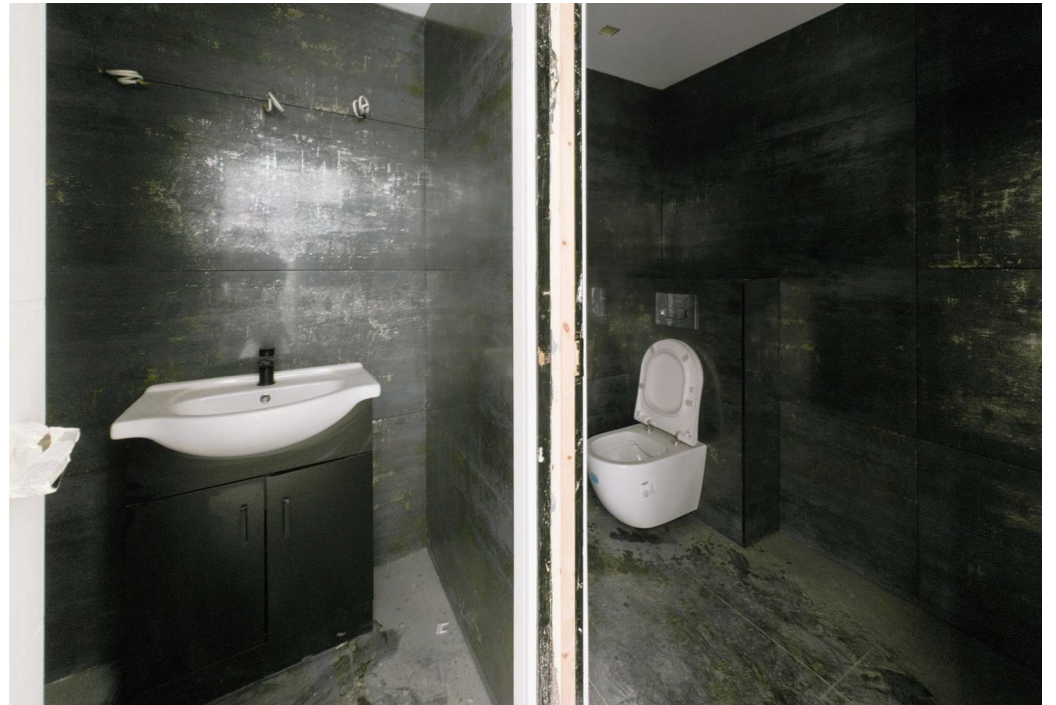
TERMS

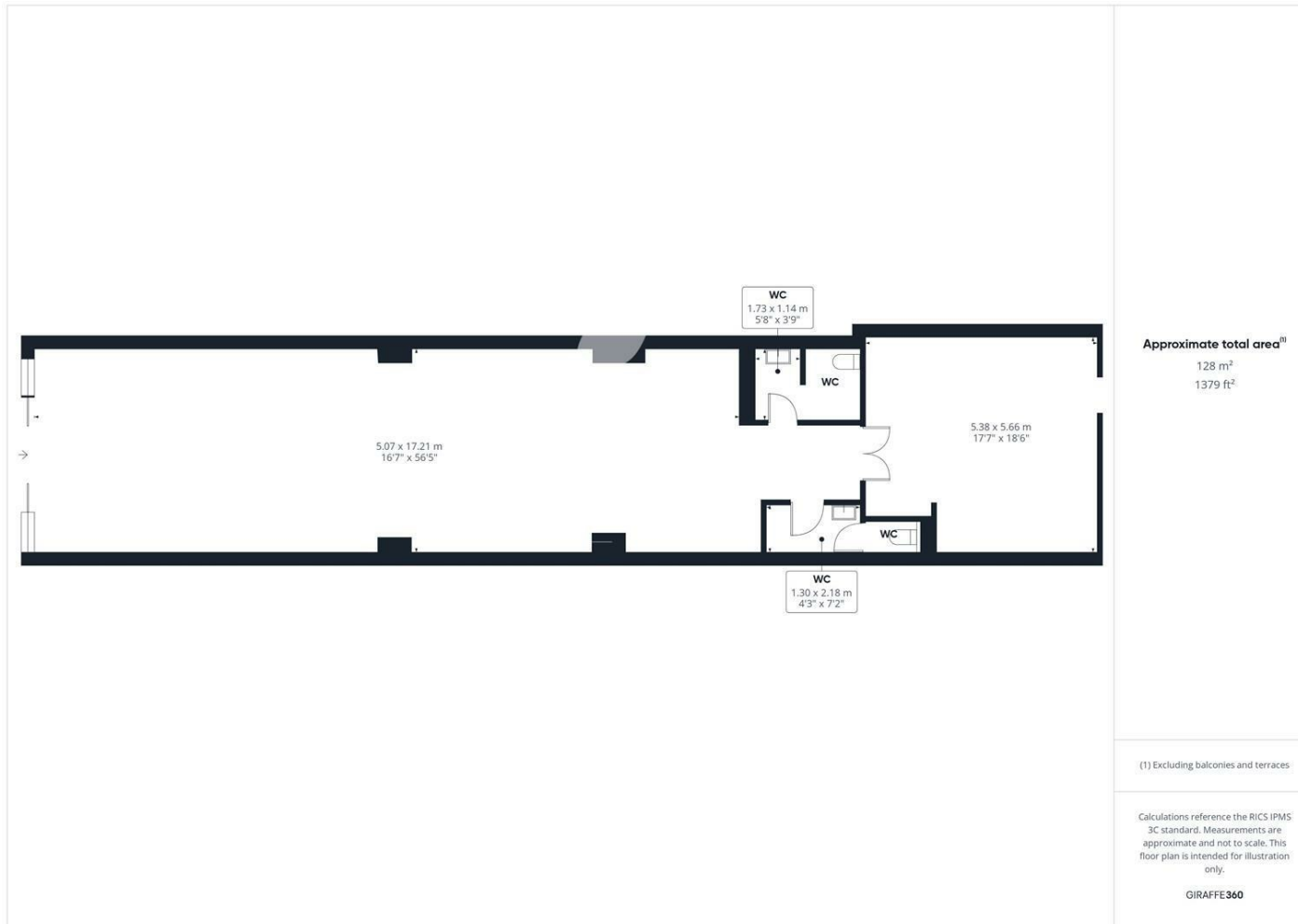
Assignment of an existing 20 FRI lease OUTSIDE the Landlord and Tenant Act1954 (19 years remaining)
4 yearly Rent reviews

Business Rates

Parties are advised to make their own enquires with the local authority.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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