



## 846 Green Lanes Winchmore Hill, London, N21 2RS Offers Over £50,000

Cottage Fields is delighted to present this Unique Investment Opportunity of two Lock Up High Street Retail units and Three Bedroom Split Level Maisonette Above. This is a great opportunity for investment and/or to progress your business/es further. Features an Outbuilding (GAE) Garage, one retail unit has been prepared for a shop, glass frontage, new floors, new doors, excellent location opposite a Waitrose, and a very busy road in Winchmore Hill, London. This property will allow you to acquire two retail units for 3k per annum as the maisonette has been let and earning 18k per annum.

Call one of our property experts now to acquire your new investment of this lease, offering two retail units with offers.

### Key Particulars

- Lease: 21k per annum
- The lease term remaining: just over 6 years.
- Maisonette let on a guaranteed contract obtaining: £18k per annum.
- Premium to purchase lease: Offers in excess of 50k

### Cottage Fields Team Member:

"This is an excellent opportunity to acquire a lease for a minimal running cost of 3k per annum for over 6 years, which is plenty time to establish your business and/or get a massive return on your investment, I would recommend haste to ensure you do not miss out."

### Viewing

Please contact our Enfield Office on 020 3621 8621 if you wish to arrange a viewing appointment for this property or require further information.





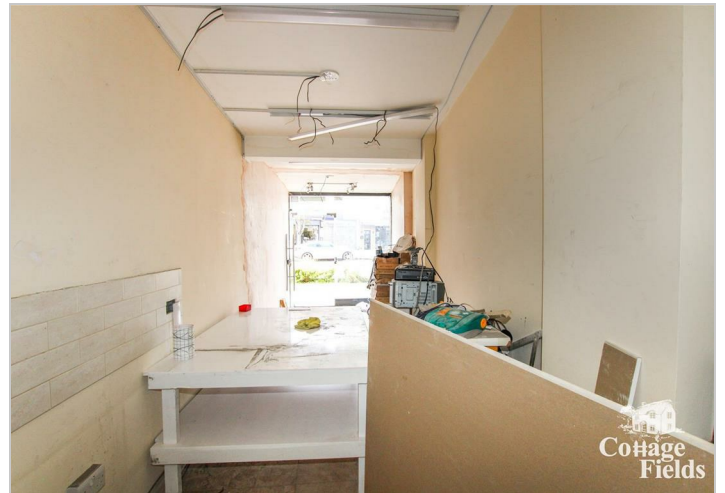
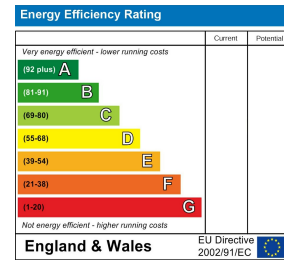
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.