

Station Road, London, N21 3ND

Unique Estates are pleased to offer this rare opportunity to acquire the formerly Barclays Bank, arranged as a single open plan space; this is suitable for a variety of uses within Class E of the Town & Country Planning (Uses Classes) Order 2020.

The premises are in need of full refurbishment, but the landlord intends to install a new toilet and provide capped services. (Please note that there will be a rear fire escape, but no rear access or car parking).

In addition, large national covenants, in the form of Waitrose and Sainsbury's are located nearby on the adjoining Green Lanes (A105).

The property is located in very close proximity to The Green in Winchmore Hill.

Parking is readily available along surrounding roads



£2,666 Per month

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Unique Estates Property Services Limited is a company registered in England 06392784 established in 2007, registered office 122 St Pancras Way, London, NW1 9NB.
Our company is members of TPO (The property ombudsman service), DPS, OFT approved code and registered with ICO

Additional information

LEGAL COSTS

Prospective tenant to pay both parties' legal costs.

COMMENCING RENT

£32,000 per annum
(Thirty-Two Thousand Pounds)

New lease to be agreed.



The property Misdescriptions Act 1991

Unique Estates Property Services are not qualified surveyors and this report is a description of what items are in the property. Please note Unique Estates Property Services do not test appliances or any fixtures, fittings, effects or services. A buyer is advised to obtain verification from their solicitor/surveyor for the above. The agent has not had sight of the title documents and references to the tenure of the property are based on information supplied by the vendor and should be verified by the buyers solicitors. All room sizes have been measured using an electronic sonic tape device, the accuracy of which cannot be guaranteed. Items shown in the photographs are not included unless arranged through the vendor and buyers solicitors. You are advised to make your own checks before contemplating a purchase, especially if exact measurement is of particular importance to you.