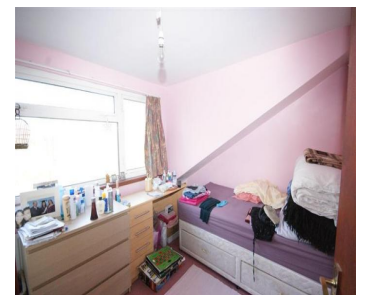
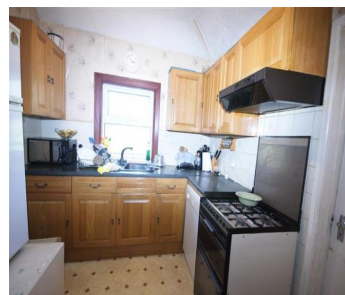


For sale: House Barrowell Green, N21 - £470,000



Brief Description:

Three bedroom freehold property for sale with Commercial business beneath currently being run as a newsagents and off licence. A well appointed newsagents and off Licence located in Winchmore Hill with living accommodation above surrounded by residential and passing trade. The business sees revenues currently at circa £5,000 per week with scope to improve as the current owner closes at 6pm. The business retails a full selection of Beers, Wines and Spirits together with news, tobacco, confectionery and general convenience items. The shop comprises of service counter, pay point, national lottery Lottery, Shelving, two drink fridges, cooler for all dairy products, freezer, till system, CCTV Cameras.

Three bedroom apartment on the first floor, off street parking to front, a separate living room, two bathrooms, fitted kitchen, 50ft garden to the rear with side access, fully double glazed windows and gas central heating. A walk away from Green Lanes, the current owner is selling due to retirement with over 20 years of service to the local community. All viewings will be carried out by Stoneview.

Property Details:

Well Established Freehold Profitable Newsagent and Convenience Store with Off Licence For Sale And Living Accommodation. Great investment.

New and enthusiastic owners will identify plenty of opportunities for expansion of trade with a larger stock range and supplier portfolio. Ground Floor: 26ft x 14ft approx Commercial unit with storage to the rear, service counter, two fridges, cooler, shelving, vinyl flooring, access to first floor. First Floor Living room: 14.3ft x 11.0ft approx Double glazed windows to front and side, radiator, carpet. Bedroom one: 11.4ft x 8.10ft approx Double glazed window to side, carpet, radiator. Kitchen: 11ft x 9.6ft approx Double glazed window to rear, fully fitted kitchen, vinyl flooring, ceramic sink with mixer tap, gas cooker, plumbing for washing machine and dishwasher. Family Bathroom: 9.2ft x 4.5ft approx Double glazed window to side, bath & panel, mixer tap with shower attachment, wc, basin with pedal stall, vinyl flooring and radiator. Second floor Bedroom two: 12.8ft x 9.4ft approx Double glazed window to front and side, radiator, carpet. Bedroom three: 9.6ft x 8.1ft approx Double glazed window to rear, radiator, carpet. Bathroom: 8.7ft x 4.6ft approx Double glazed window to side, shower enclosure, low level wc, basin with pedal stall and singles taps, radiator, fully tiled flooring. Rear Garden: 50ft approx Laid lawn, concrete slabs, shed, side access Energy Performance Certificate. Current rating D 61

Disclaimer.

These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment, or facilities are in good working order. Whilst all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers or tenants must make their own enquiries as to the accuracy of all matters upon which they intend to rely.