



**Green Lanes, London, N21 3RX**  
**£225,000**

Unique Estates are pleased to offer this rare opportunity to acquire this Established bakery business, lease and equipment for sale situated in Green Lanes, Winchmore Hill. The Bakery operates a shop front open to the public whilst also being a large supplier for many local businesses in the area, the company is being sold with its contracts and benefits of trading relations, a very good turnover with salary and dividends being taken (call for more information), due to it being a running business with staff all enquiries and potential viewings are on a STRICTLY appointment basis only with Sole Agents - Unique Estates, Southgate.



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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

### Main Shop Front

Fitted shop front, double doors, shop sign, display fridges, room to fit 2 tables and chairs, all equipment included. private office area

### Oven/Baking Area

Stainless steel equipment, industrial ovens, extractor fan and all fixtures/fittings to remain

### WC

WC area with toilet, sink, tiled floor

### Kitchen/Prep Area

### Storage Area

All fixtures and fittings to remain

### Refrigerator/Store

Rear shutters to allow access for loading/unloading by rear service road

### Information

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Rent: £22,500 pa

Business Rates of approx £16,000 p/a

In going tenant to pay all legal fees



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.