

01206 577667

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 Whybrow

**Prominent Site/Yard – To let**



## **256 Green Lanes, London, N4 2HE**

Asking Rent: £52,500 Per Annum Exclusive

0.19 Acre (0.08 Hectares)

- Extensive Road Frontage
- Close to Manor Park Tube Station
- Suit Variety of Uses
- Buses services to London Bridge and Waterloo

## LOCATION & DESCRIPTION

The site is prominently situated fronting Green Lane, within 100 yards of the A503 (Seven Sisters Road) Manor House tube station and a broad range of retail shops. Bus stops (141 /341) provide regular links to London Bridge and Waterloo.

The site has an extensive frontage to Green Lanes and will suit a variety of uses. Interested parties should make their own investigations of Hackney Borough Council - 0208 3563000.



## ACCOMMODATION

According to our calculations the site occupies an area of approximately 0.19 acres (0.08 hectares) with the following approximate dimensions:

Frontage	65ft
Depth	131ft



## TENURE – LEASEHOLD

### TERMS

A new lease drawn on full repairing and insuring terms for a period of years to be agreed excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954.

### ASKING RENT

**£52,500** per annum exclusive of rates, VAT if applicable and all other outgoings.

### RATEABLE VALUE

Not yet separately assessed.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred during the course of any transaction.



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