



Garage for Sale

Including 4 bed detached house

£1,500,000

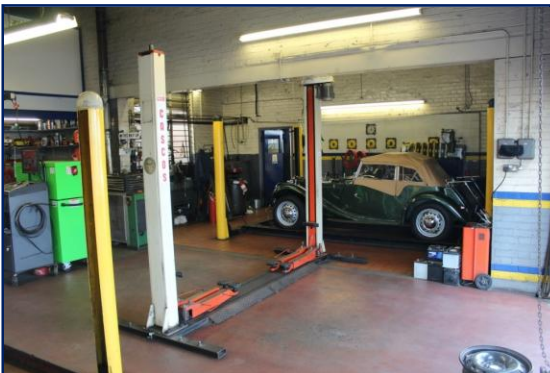
Detached garage dealing with car repairs, MOT tests and a petrol filling station. With a large fully detached house also on the same plot. There are no other petrol stations within a significant distance. An early viewing is an absolute must as there is a lot of interest in this business opportunity.

Interested then please telephone:

01707873126

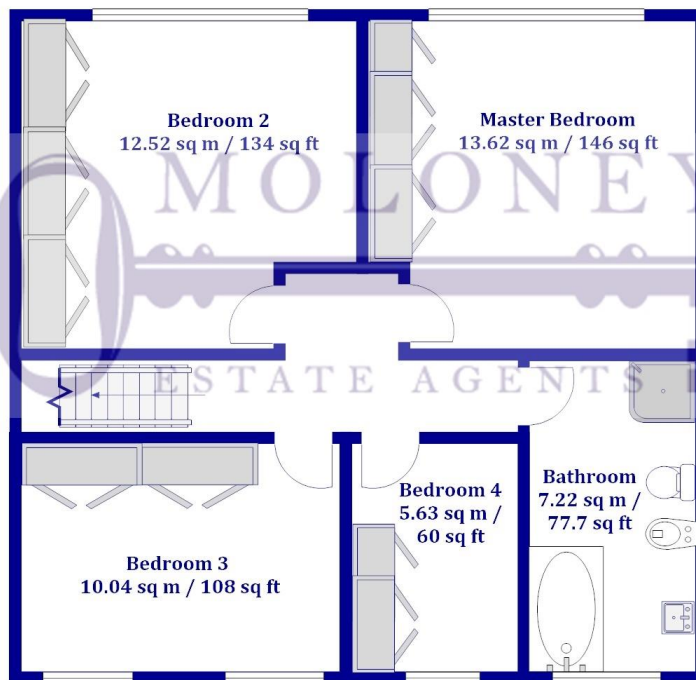
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Cuffley Hill, Goffs oak,
Hertfordshire, EN7 5EU

Total area
166.49 sq m / 1,792 sq ft



First floor area
62.3 sq m / 670 sq ft

Illustration for Identification purposes only.
Measurements are approximate and not to scale.

Location	<p>This commercial opportunity has arisen in the heart of Goffs Oak a small town within the EN postcode nearby to Cuffley, Cheshunt and Enfield with nearby shops including the Co-Op and Boots pharmacy as well as other shops and restaurants. The commercial opportunity includes a 4 bedroom detached house which is presently let on an assured shorthold tenancy agreement until September 2016 for a rent of £1,799 per calendar month.</p>
Description	<p>The sale is to include:</p> <p>A 4 bedroom fully detached house (presently let) of approx. 1750 sq. ft. + garage</p> <p>A 3 bay mechanical garage, MOT test centre, workshop & glazed front reception area of approx. 1,210 sq. ft. with roller shutter openings and ramped entrances. A secondary workshop of approx. 236 sq. ft. with ramped entrance. Staffroom, office, kitchen & W.C of approx. 421 sq. ft. Showroom area of approx. 279 sq. ft. A Petrol/Diesel filling forecourt 2 twin pumps offering 4 filling positions and large covered canopy area. A small showroom/shop with glazed front/display window and up and over garage door access.</p> <p>The commercial premises are to be offered with vacant possession.</p>
Accommodation	<p>Accommodation offered within the 4 bedroom house includes:</p> <ul style="list-style-type: none"> entrance hall Kitchen 2 Reception Rooms Downstairs WC stairs and landing Family bathroom 4 Bedrooms Driveway Parking Garage Rear Garden
Amenities	<p>The house and garage/filling station is a little over 1 mile from Cuffley main line train station with links to London Kings Cross, Moorgate and Finsbury Park and is nearby to A10 and M25 road links.</p>
Rates	<p>We are advised that the rateable value for the premises is £14,500 with effect from 1st October 2012 (excludes the 4 bedroom detached house)</p>
Legal Costs	<p>Each party shall bear their own legal costs and fees.</p>
Viewing	<p>Strictly by appointment only with Moloney's estate agents.</p>
Parking	<p>Yes</p>

Elliott Motor Company
Cuffley Hill, Goffs oak,
Hertfordshire, EN7 5EU

Total area
173.89 sq m / 1,871 sq ft

Illustration for Identification purposes only.
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