

FOR SALE (VIRTUAL FREEHOLD)

RETAIL INVESTMENT

Approx. 88.19 sq m (949 sq ft)



**84 London Road
Enfield
EN2 6HU**

- ☐ Retail investment within prominent parade just south of Enfield Town.
- ☐ Other occupiers include Tool Station.
- ☐ Reversion and potential for owner occupation in December 2021

See important notice overleaf

020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

bowyerbryce.co.uk



The mark of
property professionalism worldwide

Description

The property comprises a mid-terraced ground floor lock-up shop and forms part of a four storey parade of nine shops with self-contained flats to the upper parts. Other occupiers within the parade include Tool Station, fish and chip shop, and a photography studio.

Location

The property is situated within a parade of shops fronting a vehicular service road on the east side of London Road (A105), diagonally opposite its junction with Essex Road, approximately 125m north of its junction with Lincoln Road and approximately 500m south of Enfield Town Centre, within the London Borough of Enfield, approximately 12 miles north of Central London.

Various bus routes are immediately available, whilst Enfield Town Overground Station, providing regular services to London Liverpool Street, is within approximately 500m miles to the north and Enfield Chase Overground Station, providing direct services to London Moorgate, is within approximately 0.7 km to the north-west.



Energy Performance Certificate (EPC)

Rating: B

The full EPC and recommendation report can be viewed and downloaded from our website

www.bowyerbryce.co.uk

Floor Areas

Floor areas are gross internal and approximate only

	(Sq m)	Sq ft
Ground Floor Retail		
Approximate Dimensions		
Gross Frontage	5.64	18'6
Net Frontage	5.60	18'4
Internal Width	5.60	18'4
Shop Depth	13.61	44'6
Build Depth	16.77	55'0
Floor Areas		
Sales Area	74.52	802
Ancillary Stores/Office	13.67	147
W.C		
Total Net Area	88.19	949

Tenure

Virtual freehold of 999 years from 25 March 1972 at a ground rent of £50 per annum. The lease is subject to effective full repairing and insuring terms with service charge provisions for repairs to the exterior and structure.

Tenancy

The occupational lease of Ms M Tomouzi t/a Dena's (hair and beauty) which is for a term of 6 years from and including 25 December 2015 at a present rent of £17,000 pa exclusive rising to £17,600 pa exclusive with effect on 25 December 2020. The lease excludes the security of tenure provisions of sections 24-28 of the Landlord & Tenant Act 1954.

Business Rates

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

Rateable value 2020/2021 £15,500

Rates payable £7,734.50

Price

£339,500 SUBJECT TO CONTRACT

Legal Costs

Each party will be responsible for their own legal costs.

Viewing

Strictly by appointment through Bowyer Bryce
Property Ref **014158**



Contact

Ian Harding

M: 07956 374326

D: 020 8370 2536

E: ian.harding@bowyerbryce.co.uk

Important Notice

Bowyer Bryce (Surveyors) Ltd for themselves, any joint agent and for the seller(s) or landlord(s) of this property whose agents they are, give notice that: (i) These particulars are set out as a general outline only for the guidance of intended buyers and tenants and do not constitute, nor constitute part of, any offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No director or person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to the property. (iv) No tests have been carried out to any of the services which may serve the property such as heating, power supplies, lighting, fire or security alarms etc, and therefore no warranty is given that they are in satisfactory working condition or comply with the appropriate regulations. (v) All rents and prices quoted are exclusive of VAT (if chargeable).

Bowyer Bryce (Surveyors) Ltd Registered office 96 Silver Street Enfield EN1 3TW Registered in England No 1456714