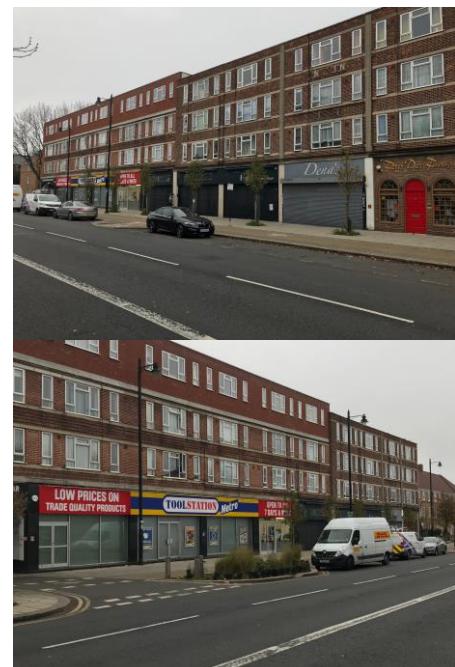


# FOR SALE (VIRTUAL FREEHOLD)

**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**



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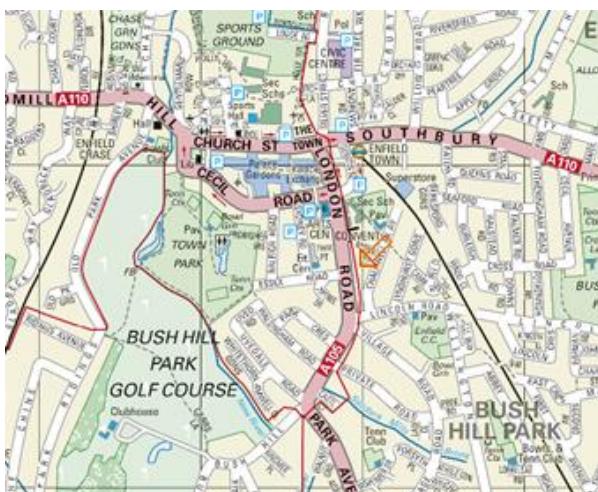
## Description

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](http://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	<b>88.19</b>	<b>949</b>

## 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

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D: 020 8370 2536

E: [ian.harding@bowyerbryce.co.uk](mailto:ian.harding@bowyerbryce.co.uk)

## Important Notice

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Chartered Surveyors

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