

MAUNDER TAYLOR

FREEHOLD CORNER SITE

FOR SALE - By Way Of Informal Tender

(unless sold prior)



163-165 CHASE SIDE, ENFIELD, EN2 0PT

Currently used as a car sales lot, and situated on the corner of Chase Side & Halifax Road, the site measures approximately 24.6m x 10.4m

To be sold subject to the existing commercial lease: A 10-year term which commenced in December 2020, at a rent of £14,000 PAX - with provision for rent review on the 5th anniversary.

The site has mains electricity – **but no other services.**

Please note: the cabin on site is the property of the tenant.

Scope for future development - subject to obtaining vacant possession & planning

Offers are invited for the freehold interest, subject to the existing tenancy.

Offers Invited - FREEHOLD

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.



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Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

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Business Rates:

According to the VOA web site, from April 2023, The Rateable Value is £12,750. This is NOT the amount of rates payable - for the actual amount of rates payable interested parties are advised to make their own enquiries to the Borough of Enfield (020 8379 1000).

TENDER REQUIREMENTS

Written offers will need to be made for submission to the vendor for consideration;
by NOON on Monday 17th July 2023

Either write to: Maunder Taylor, 1320 High Road, Whetstone, London N20 9HP

OR email: sales@maundertaylor.co.uk

As well as the offer amount, written confirmation must be given providing;

- Buyer's Name (individual or company), with full contact details
- Proof of ID for the buyer(s)
- Solicitor details
- Any special conditions
- Proof of funding
- Proposed timescale for exchange of contracts & completion of the purchase.

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