

FOR SALE



594 Hertford Road Enfield EN3 5SX

697 SqFt (64.79 SqM)

£325,000 Exclusive

**Shop & Rooms
Over**

- Modern shop front with electric roller shutter
- Internal access to first floor
- Air conditioning (not tested)
- Panelled walls/ceiling downlighters

Location

Prominent main road position forming part of an established and busy retail parade.

Description

A lock up shop with two rooms at first floor level and rear yard (overgrown).

Terms

The premises are to be sold freehold at a guide price of £325,000 exclusive.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value – £10,500

Interested parties are advised to contact the relevant Local Authority.

EPC

C-73

Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
Shop Width 3.315	34.10	367
Shop Depth 10.699		
Rear Room, Kitchen & separate WC	8.70	93
First Floor two rooms Total	21.99	237
Rear Yard		
Total Gross	64.79	697

Areas quoted are approximate and should not be held as 100% accurate.

Viewings

For viewings and further information please contact:

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