

## THE SPACE, 1602 GREAT CAMBRIDGE ROAD, ENFIELD EN1 4QA

OPPORTUNITY TO PURCHASE A PARTIALLY CONSTRUCTED COMMUNITY BUILDING WITH POTENTIAL FOR ALTERNATIVE USES, SUBJECT TO PLANNING PERMISSION

## Opportunity

- Partially constructed community building yet to be fully fitted out
- Two storey with a prominent frontage onto the A10 dual carriageway
- Gross Internal Floor Area (GIA) of 685 sqm (7,373 sq ft)
- Site area to be c. 0.503 acre
- Suitable for a variety of F1/community uses
- Potential for conversion or redevelopment to a number of alternative uses including nursery, residential or commercial use, subject to planning permission



## Location

The property is located in Enfield, the northernmost borough in London which also borders Hertfordshire. The property is located in a mixed use area of Enfield surrounded predominantly by residential dwellings which includes both houses and flats and is approximately 0.5 miles from Turkey Street rail station which provides overground services to London Liverpool Street Station.

Road links are excellent with the property being situated along the A10, a primary route that connects to the A406 North Circular and the M25 to the North. The A10 also provides direct access to Tottenham and Waltham Cross to the south and Broxbourne to the north.

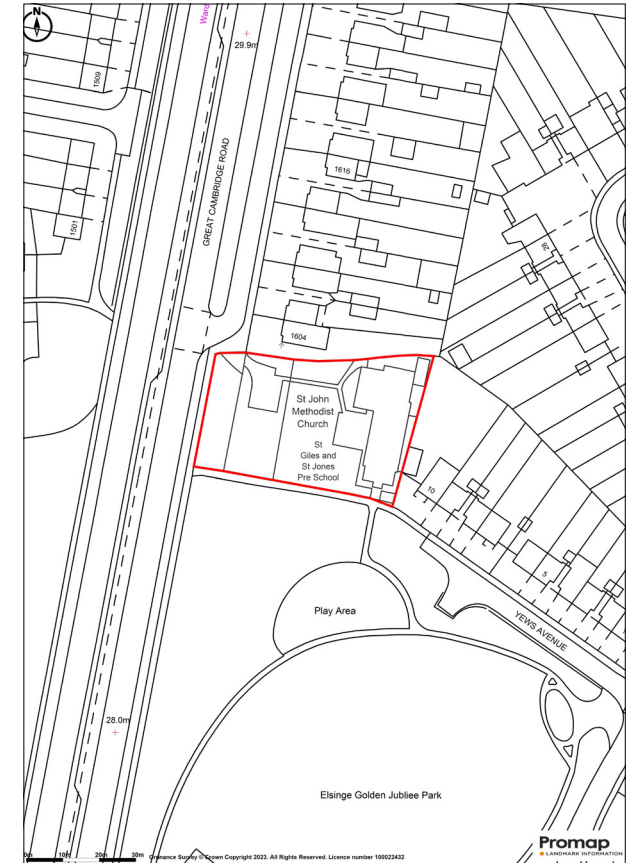
Situated adjacent to two rows of terraced housing with a number of retail units and local shops in close proximity. To the east, is a school as well as a community centre.

## Description

The property has recently been constructed to provide a two storey community building of timber frame construction and is set in steel post shoes with insulated cavity walls and brick elevations, triple glazed windows and a zinc clad sheet roof.

Internally, the property has fireproofed timber lined walls throughout and is fitted with underfloor heating as well as a ground source heat pump.

The works and fit-out have not been completed.



## Accommodation

The property provides the following approximate Gross Internal Floor Areas:

Accommodation	Floor Area (sqm) (GIA)	Floor Area (sq ft) (GIA)
Ground Floor	405	4,359
First Floor	280	3,014
<b>Total</b>	<b>685</b>	<b>7,373</b>

We have scaled the Ordnance Survey map of the subject premises and calculate the total site area to be 0.203 hectare (0.503 acre).

## Tenure

The property is offered freehold with vacant possession.

## Planning

The property has planning permission (ref/20/00354/FUL) for the proposed redevelopment as a place of worship and community centre which falls within use class F1 (Learning and non-residential institutions) of the Use Classes Order.

The property is located within the London Borough of Enfield. The property is not listed as a building of Special Architectural or Historic Interest nor is it within a conservation area.

We are of the opinion that the property could be converted to provide a range of alternative uses, including nursery, residential or commercial use, subject to planning permission.

## VAT

We are advised that the property is not elected for VAT.

## Offers

We are inviting offers on behalf of the vendors for the freehold interest by way of informal tender. The vendors have a preference for an unconditional sale but offers conditional on planning permission for alternative uses will be considered.

## Guide Price

Offers are invited in excess of £1,500,000, subject to contract.

## Contacts

The property is offered for sale by the sole agents, Gerald Eve.

### **Will Fennell**

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### **Ben Gilbey**

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Inspections are strictly by prior appointment with the sole agents.

## Contacts

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