

BUSINESS
PROPERTY
SOLUTIONS

**30 Slades Hill,
Enfield,
EN2 7EE**



**RESIDENTIAL PROPERTY WITH POTENTIAL FOR
COMMUNITY / MEDICAL / CARE USES (STPP)
TO LET – OFFERS INVITED**

APPROX 3,086 SQFT / 286.68 SQM

SUBJECT TO CONTRACT

SUMMARY

An opportunity to acquire a substantial semi detached property currently arranged as a residential dwelling but offering strong potential for a variety of commercial and community-based uses, subject to the necessary planning consents.

The property benefits from generous accommodation over three floors, together with a proposed detached outbuilding, making it suitable for occupiers seeking adaptable space in a prominent and accessible North London location.

Potential alternative uses may include:

- Children's day nursery / childcare facility
- Private dental practice
- Veterinary clinic
- Doctors surgery / GP practice
- Medical consulting rooms
- Therapy and wellbeing centre
- SEN learning / tuition centre
- Supported living accommodation
- Residential care / assisted living
- Educational or training facility
- Professional offices
- Community or faith-based use
- Beauty / aesthetics clinic
- Physiotherapy or rehabilitation centre
- Occupational health facility
- Private healthcare practice

Interested parties are advised to make their own enquiries with the Local Planning Authority regarding any proposed use.

LOCATION

The property is situated on Slades Hill in Enfield, a well-established and affluent North London residential area. The surrounding locality comprises predominantly residential housing with nearby schools, healthcare services, local amenities and transport connections.

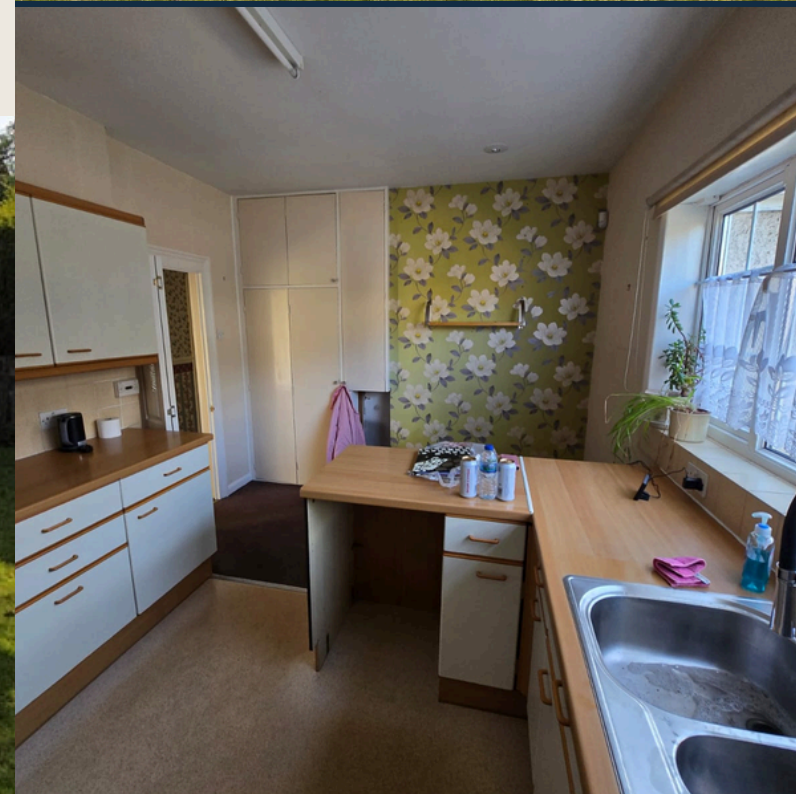
The property benefits from convenient access to Enfield Town, the A10, M25 and wider Greater London road networks. Nearby rail stations provide services into Central London.

DESCRIPTION

The property comprises a semi detached building arranged over ground, first and second floors together with a proposed detached outbuilding.

The existing layout provides a range of private rooms suitable for adaptation to a variety of operational requirements. The property benefits from good natural light together with external space that may be suitable for additional rooms, parking or general outdoor use, subject to the necessary consents.

Planning consent for a proposed outbuilding further enhances the operational flexibility of the site and may be suitable for consulting rooms, ancillary offices, staff facilities or storage.



ACCOMMODATION (GIA)

Floor	Sq M	Sq Ft
Existing Ground Floor	109 sq m	1,173 sq ft
Existing First Floor	110 sq m	1,183 sq ft
Existing Second Floor	51 sq m	549 sq ft
Proposed Outbuilding	40 sq m	430 sq ft
Total	310 sq m	3,335 sq ft

All measurements quoted are approximate Gross Internal Areas (GIA).

PLANNING

The property is currently in residential use. Planning proposals and further information can be viewed via the London Borough of Enfield planning portal.

Interested parties should rely on their own planning investigations and satisfy themselves as to the suitability of the property for their intended use.

Planning has been granted for an Outbuilding under Planning reference 25/02215/CEA

GUIDE PRICE

On Application

BUSINESS RATES / COUNCIL TAX

Interested parties are advised to contact the relevant Local Authority.

LEGAL COSTS

Each party to pay their own costs.
A Non-refundable deposit will be required at the point of instructing a solicitor.

EPC RATING

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VIEWINGS

Strictly via appointments only through sole agents
Business Property Solutions
Chartered Surveyors and Commercial Property Consultants

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