

FREEHOLD MIXED- USE PROPERTY FOR SALE







**City &
Counties**
— Commercial —

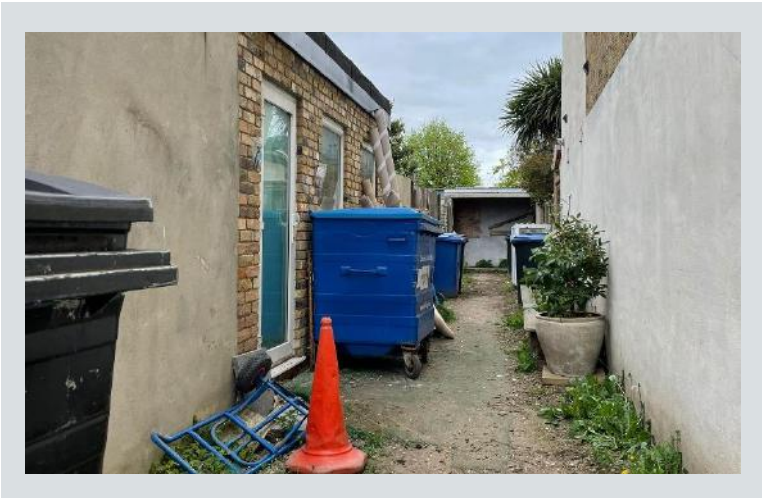
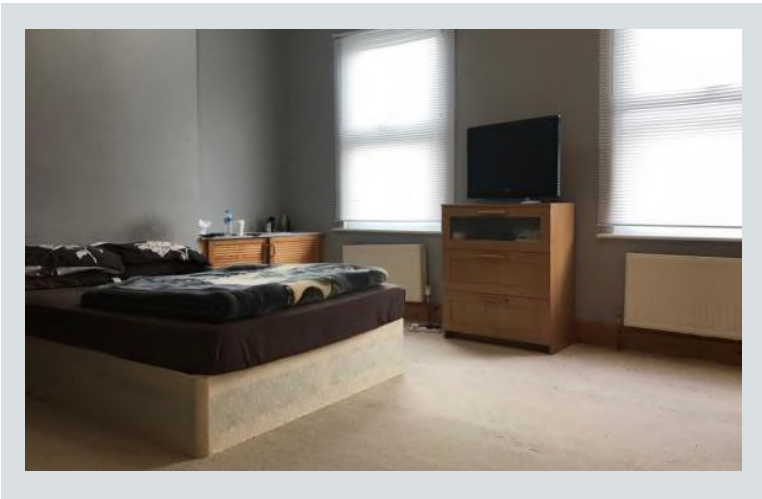
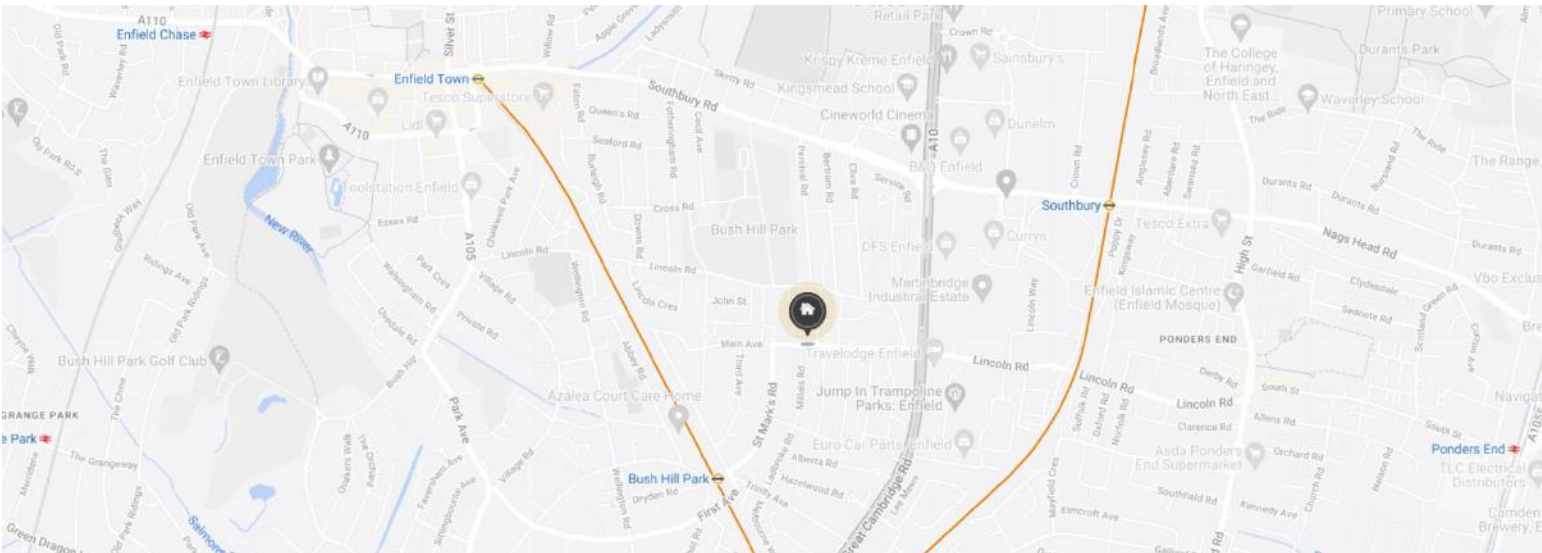
ENFIELD









31 Main Avenue, Enfield, London EN1 1DJ

Price £600,000

 <p>Property Type</p> <p>SHOP & UPPERS</p>	 <p>Size</p> <p>1,075 SQFT</p>	 <p>Tenure</p> <p>FREEHOLD</p>
 <p>Borough</p> <p>ENFIELD</p>	 <p>Recent Planning</p> <p>NO</p>	 <p>Existing Use</p> <p>CLASS E</p>



 Tenanted	 Local Train Stations	 Local Amenities
YES	Bush Hill Park (0.3 miles) Southbury (0.6 miles) Enfield Town (0.75 miles)	Bush Hill Park (0.2 miles) Bush Hill Park Medical Centre (0.5 miles) Morrisons (0.7 miles)
 VAT Applicable	 Rateable Value	 EPC Rating
NO	£4,600	TBC

Additional Information

An opportunity to purchase a freehold mixed-use property in a prominent location in the London Borough of Enfield.

The property comprises a ground floor shop with a studio flat at the back and a 1 bedroom flat above.

The 1 bedroom flat measures approximately 560 sqft. The flat is currently rented on AST and has its own private entrance. It receives an income of £12,480 per annum.

The commercial premises is being used as a tile shop and measures approximately 516 sqft and has the designated Use Class E. It receives an income of £15,600 per annum on a rolling basis.

The studio at the back of the shop has a rear entrance and is rented separately at £8,400 per annum.

The total income for the property is £36,480 per annum.

Unconditional offers in the region of £600,000 are invited and viewings can be arranged upon request.

CONTACT US



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.