

MIXED-USE PROPERTY  
WITH DEVELOPMENT  
POTENTIAL  
**FOR SALE**

**City &  
Counties**  
— Commercial —

ENFIELD



**201a Bury Street, Enfield N9 9JE**

**Offers in Excess of £700,000**



Property Type

**FLEX. COMMERCIAL**



Size

**1,917 sqft**



Tenure

**FREEHOLD**



Borough

**ENFIELD**



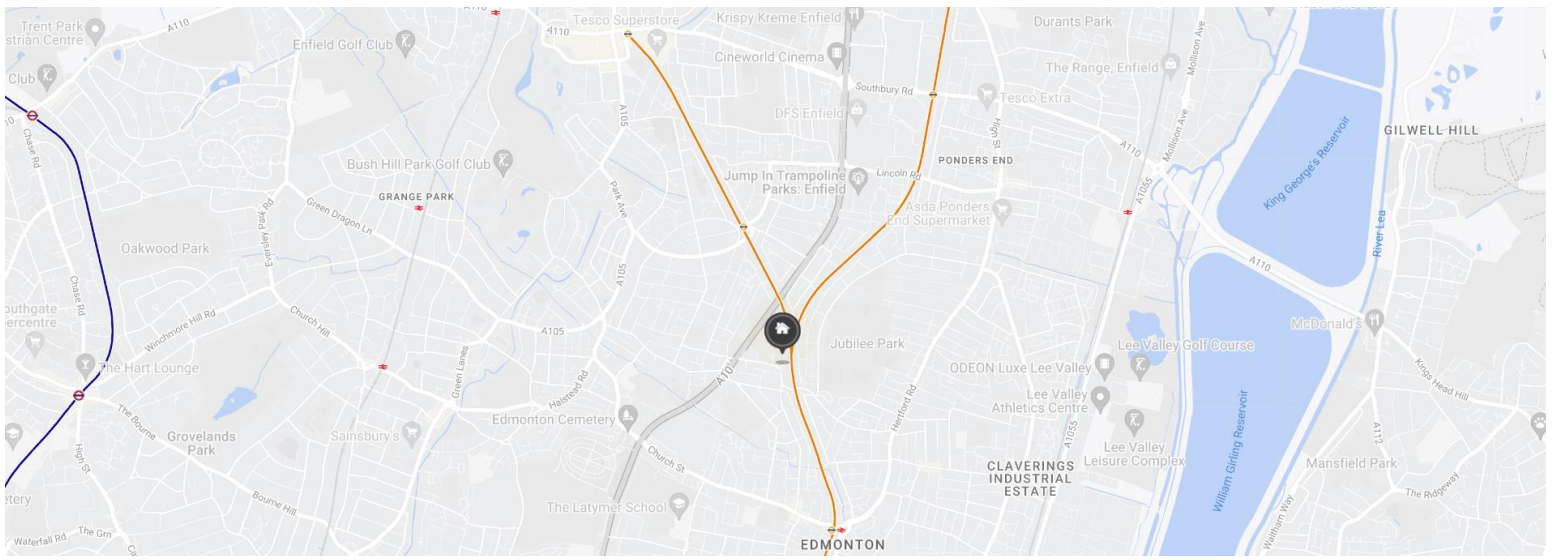
Recent Planning


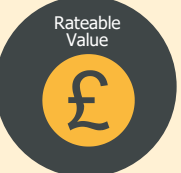

**NO**



Existing Use

**B2 + B8**



 <p>Tenanted</p> <p><b>YES</b></p>	 <p>Local Train Stations</p> <p><b>Bush Hill Park (0.5 miles)</b></p>	 <p>Local Amenities</p> <p><b>Jubilee Park (0.5 miles)</b> <b>St Edmund's Primary School (0.8 miles)</b> <b>Asda Supermarket (1.5 miles)</b></p>
 <p>VAT Applicable</p> <p><b>YES</b></p>	 <p>Rateable Value</p> <p><b>£12,800</b></p>	 <p>EPC Rating</p> <p><b>-</b></p>

Opportunity to purchase a freehold commercial property located in the London Borough of Enfield.

The single-story building consists of three offices with a converted warehouse to the rear.

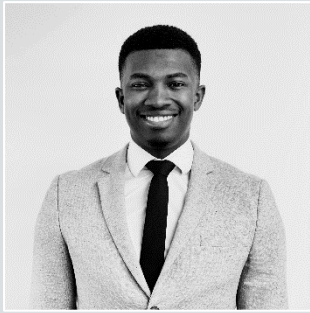
The entire premises was used by owner-occupiers for a medical training business but will be sold with vacant possession.

There is no planning permission in place, however, in 1998 there was planning permission to extend the warehouse for an extra storey.

The Estimated Rental Value (ERV) for the property is approximately £45,000 to £50,000 per annum.

Offers are encouraged in excess of £700,000. Viewings can be arranged by appointment only.

# 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.