

Freehold Mixed-Use Premises in North London

Church Street, Enfield EN2

Offers in Excess of £600,000

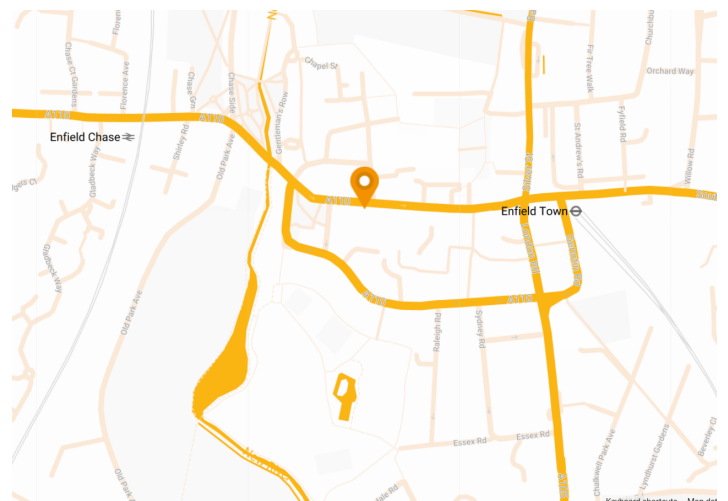
City & Counties
— Commercial —

020 8106 8666



Three Storey Mixed-Use Property Including a 3 Bedroom Flat

- Mixed-use three storey property for sale, comprising a three-bedroom flat & ground-floor commercial space with vacant possession.
- Located on the main high street in Enfield which offers excellent transport amenities and quick access into central London.
- The property is likely to appeal to investors and owner-occupiers.

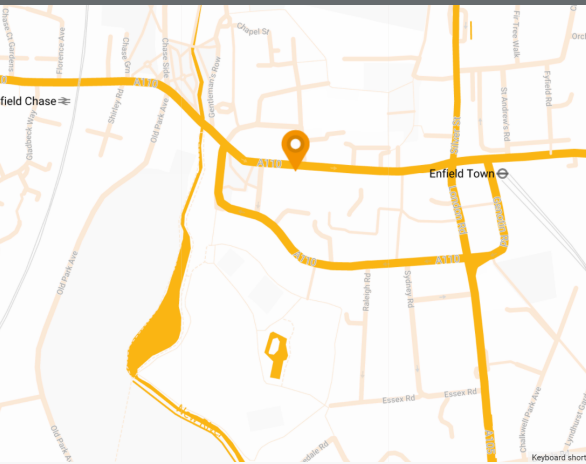


Freehold Mixed-Use Premises in North London

Church Street, Enfield EN2

Offers in Excess of £600,000

**City &
Counties**
— Commercial —



Property Type
Investment

Price
£600,000

Size
1,418 sqft

Tenure
Freehold

Borough
London Borough of Enfield

Tenanted
No

Nearest Station
Enfield Town Station (0.2 miles)

VAT Applicable
No

Local Amenities
Enfield Town Library (0.1 miles), Enfield Town Park (0.2 miles), Tesco Superstore (0.4 miles)

Use Class
E Class (Commercial, Business and Services) & C3 (Residential)

Rateable Value
£30,500

City & Counties
Unit 2, 2 Delacourt Road
London SE3 8XA

T: 020 8106 8666

E: info@cityandcounties.com

W: www.cityandcounties.com

DISCLAIMER: Statements should not be relied upon, and interested parties are advised to satisfy themselves as to the correctness of each statement. City and Counties is the trading name of City and Counties Ltd registered in England No: 08739015

Description

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

The property comprises a vacant ground floor shop and a 3 bedroom maisonette flat above. The 3-bedroom flat is spread across the first and second floors which measure approximately 839 sqft. The flat is currently vacant and has its own private entrance, from the rear. The commercial premises was formerly a dessert shop and measures approximately 579 sqft and has the designated Use Class E (Commercial, Business and Services).

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

We are not retained and we would require a buyers fee for this transaction.

Location

48B Church Street, Enfield, London EN2 6AZ

The property is situated on a busy high street, with various shops and takeaways. This town centre location sees a numerous amount of footfall daily. Palace Exchange Shopping Centre & Palace Gardens Shopping Centre are 0.1 miles away which play host to many high street brands.

On the eastern part of the property is A10 which connects Cambridge to the City of London. The A406 is situated within the southern part of the property which directly connects West London with East London

Enfield Town Station is 0.2 miles away and can provide direct access to London Liverpool Street in 37 minutes Enfield Chase Station in 0.3 miles away, this station provides regular trains to Moorgate in 38 minutes and Stevenage in 30 minutes.

Plans

