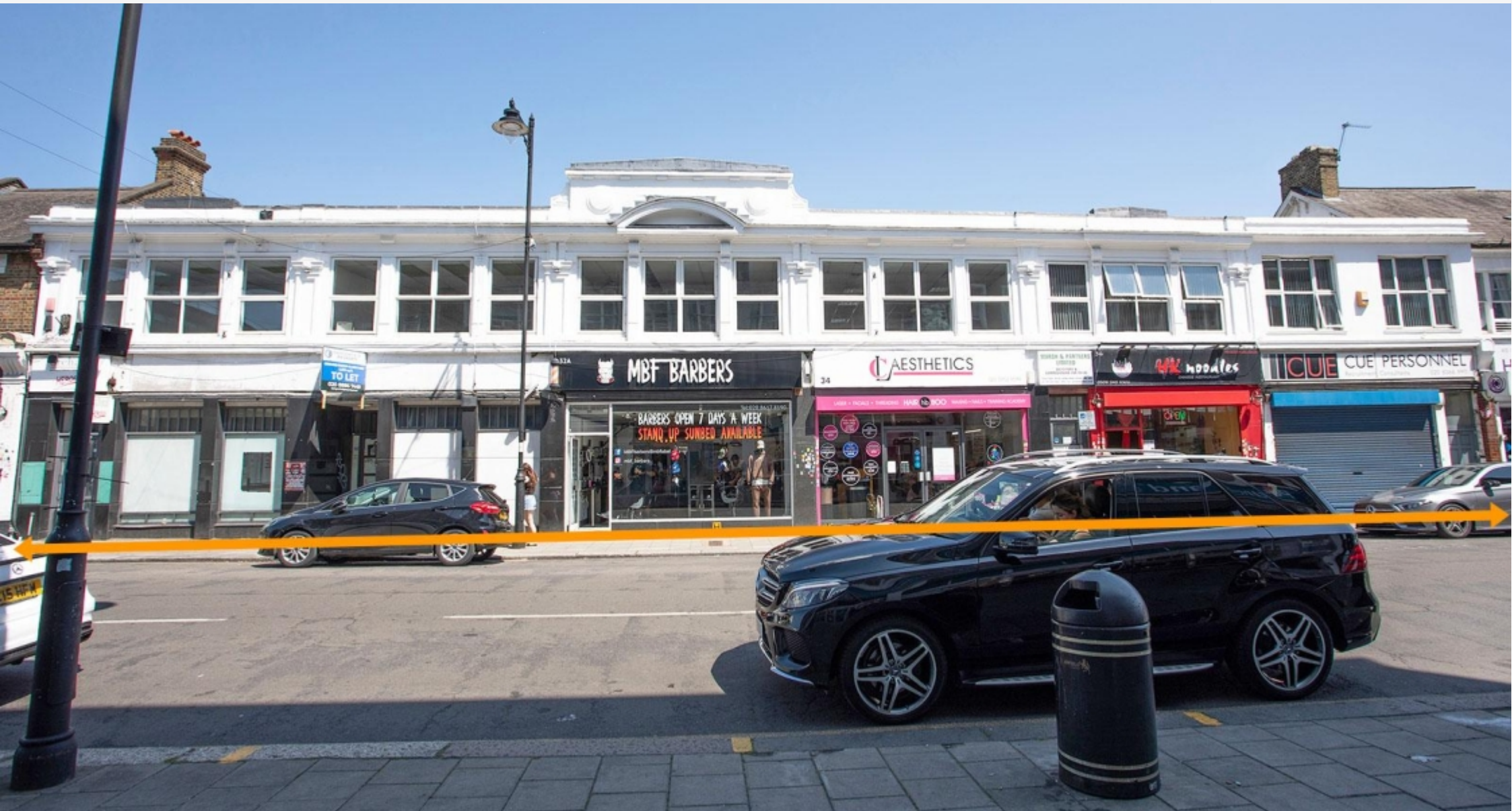


# Lot 14, 30-38 London Road, Enfield, London,

**EN2 6ED**

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Freehold Unbroken Retail Parade

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Freehold Unbroken Retail Parade

- Unbroken parade of 6 ground floor retail units and self contained offices.
- Opposite Palace Exchange Shopping Centre
- Includes car park for approximately 20 cars
- Active Management Potential
- Residential Development Potential on Car Park (Subject to Consents)
- Highly prominent and busy retail location
- Neighbouring occupiers include Poundland, Boots Opticians, Halifax, HSBC, Haart and Lidl

### Lot

14

### Auction

10th July 2025

### Rent

£168,325 per Annum Exclusive  
With vacant office to be let

### Sector

Retail, High Street Retail

### Status

Available

### Auction Venue

Live Streamed Auction

### Location

#### Miles

12 miles north of the City of London

#### Roads

A10, A406 (North Circular Road), M25 (Junction 25)

#### Rail

Enfield Town Railway Station

#### Air

London Stansted, London City, London Heathrow, London Luton

### Situation

The property is situated directly opposite Palace Exchange Shopping Centre, on the busy and prominent east side of London road, which forms part of the one way system that connects to Church Street, Enfield's prime retailing thoroughfare. Enfield Town Station (Weaver Line) is some 80 metres from the property.

### Tenure

Freehold.

### EPC

Please see Legal Pack

### Description

The property comprises an unbroken parade of 6 retail units on the ground floor and self contained office accommodation on the first floor. The offices are accessed separately from the front of the property. The property also benefits from a car park at the rear of the property for approximately 20 cars and that could benefit from residential redevelopment, subject to consents. Neighbouring occupiers include Poundland, Boots Opticians, Halifax, HSBC, Haart and Lidl, whilst the nearby Palace Exchange Shopping Centre also includes occupiers such as McDonald's, JD Sports, Starbucks, H&M, H.Samuel, New Look and M&S.

### VAT

VAT is applicable to this lot.

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## Tenancy & Accommodation

Unit	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Reviews (Reversion)
30/32 London Road	Retail	428.80	(4,616)	AES SMART METERING LIMITED (CRN: 08568952)	10 years from 12/08/2022 (3)	£65,000	(11/08/2032)
32A London Road	Retail	49.22	(530)	AN INDIVIDUAL T/A MBF BARBERS	5 years from 13/05/2021	£12,000	(12/05/2026)
34 London Road	Retail	48.40	(521)	LA PRO LIMITED T/A LC AESTHETICS HAIR, BEAUTY & LASER CLINIC	5 years from 29/09/2020	£22,500	(28/08/2025)
36 London Road	Retail	141.22	(1,520)	AN INDIVIDUAL T/A HK NOODLES (CRN: 10744244)	5 years from 29/04/2021	£22,000	(28/04/2026)
38 London Road	Retail	130.03	(1,340)	BEACHCROFT LTD T/A CUE PERSONNEL	5 years from 04/06/2022	£28,000	(03/06/2027)
1st Floor Office (30-34 London Road)	Office	217.63	(2,343)	VACANT POSSESSION	-	-	-
1st Floor Office (36-38 London Road)	Office	124.32	(1,338)	MARSH & PARTNERS (CRN:11634465) (2)	5 years from 02/12/2024	£18,825	02/12/2026 (01/12/2029)
<b>Total Approximate Floor Area</b>		<b>1,139.62(1)</b>	<b>12,208(1)</b>			<b>£168,325 with office suite to be let.</b>	

(1) The above floor areas have been taken from the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/results>)

(2) Marsh & Partners Limited (CRN: 11634465) are registered under the Solicitors Regulation Authority under No. 654765 and specialise in Conveyancing and Immigration & Asylum. For the year Ending 31st December 2023, they reported Net Assets of £3,973 (Source: Marsh & Partners Limited Abridged Accounts as published at Companies House on the 17th June 2025).

(3) As to the retail unit at 30-32 London Road, the lease to AES Metering provide for at Mutual Option to Determine the lease on 12th August 2027.



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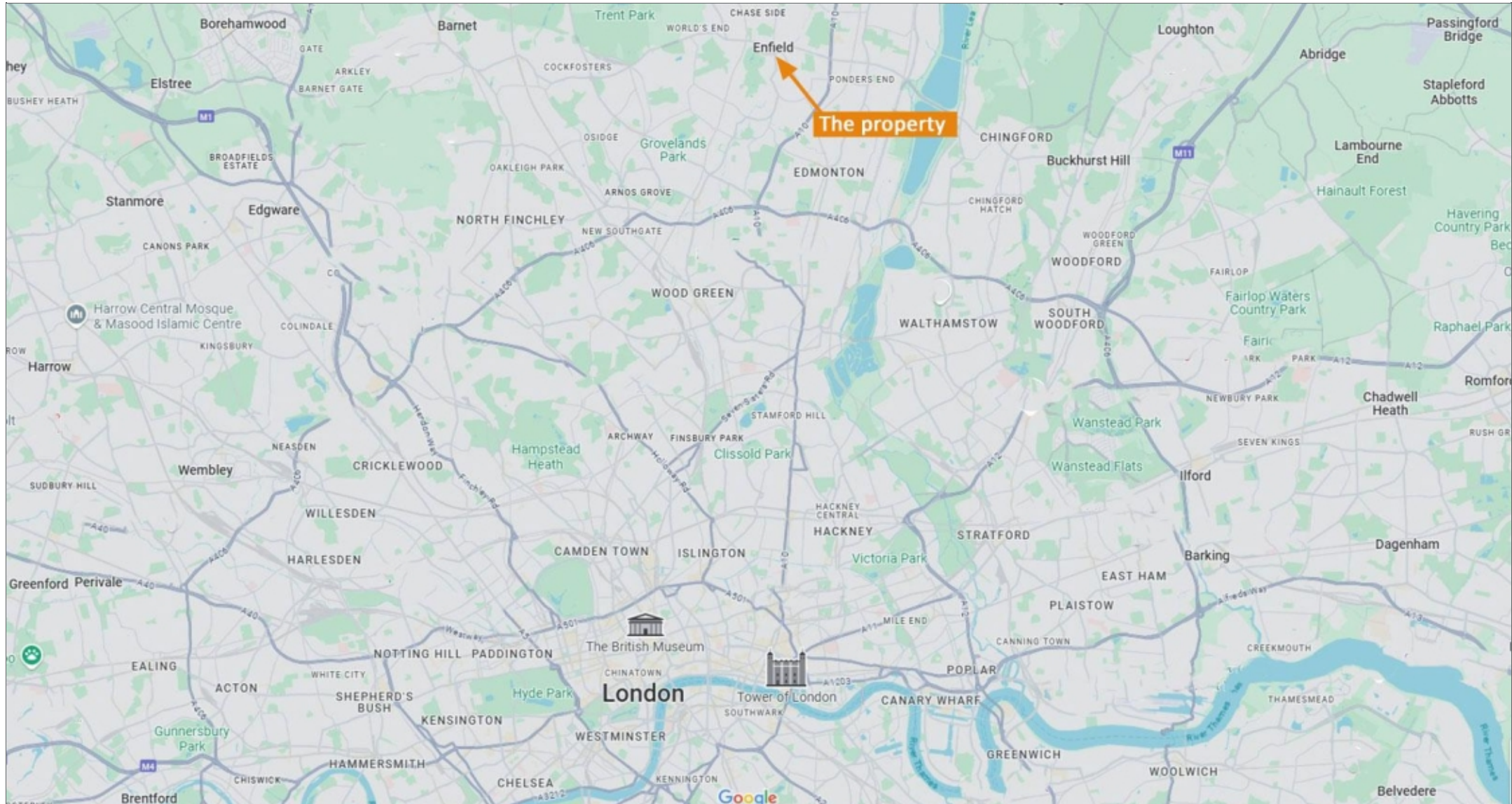
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## Contacts

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London  
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**Fraz Hussain**  
020 8971 9520  
[f.hussain@blackstonesolicitors.com](mailto:f.hussain@blackstonesolicitors.com)

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2024