

7 The Town, Enfield, London, EN2 6LE

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Investment

- Hairdresser/beauty salon and 7 residential units above
- Retail unit let on a lease until 2041
- 150m West of Enfield Town Railway Station
- Prominent position on The Town close to the 54 unit Palace Gardens Shopping Centre with retailers including Waitrose, Boots, Marks & Spencer, TK Maxx, Lidl and Waterstones.
- VAT-free London investment

Lot

Auction

29th October 2026

Rent

£73,840 per Annum Exclusive
(2)

Sector

Retail, High Street Retail

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

9 miles north of City of London

Roads

A406 (North Circular Road), A10, A110, M25 (Junction 25)

Rail

Enfield Town Railway Station (Weaver Line - Zone 5
approximately 34 mins to London Liverpool Street)

Air

London City Airport, London Heathrow Airport, London Stansted Airport

Situation

The property is located in an excellent trading location on the southern side of The Town, between Church Street and London Road and approximately 150m west of Enfield Town Railway Station. Palace Gardens Shopping Centre is immediately adjacent to the property, with 54 retailers including Waitrose, Boots, Marks & Spencer, TK Maxx, Lidl and Waterstones.

Tenure

Freehold.

EPC

Commercial Unit: Band C. Residential Units: Band E.

Description

The property comprises retail accommodation on the ground floor and ancillary accommodation in the basement, with separately accessed HMO (House in Multiple Occupation) residential accommodation on first, second, third and fourth floors comprising seven one bedroom residential units, all with en-suite shower rooms and a shared kitchen. The residential accommodation is separately accessed from 7a, The Town.

VAT

VAT is not applicable to this lot.

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Tenancy & Accommodation

Unit	Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
	Ground Basement	Retail Ancillary	27.44 50.77	(295) (546)	INDIVIDUALS t/a Hairwaves Beauty Centre	15 years from 24/06/2026	£25,000(2)	5 yearly (23/06/2041)
1	First	1 bedroom studio	-	(-)	AN INDIVIDUAL	Let on Periodic Tenancy	£7,800	-
2	Second	1 bedroom studio	-	(-)	AN INDIVIDUAL	Let on Periodic Tenancy	£8,340 (3)	-
3	Second	1 bedroom studio	-	(-)	AN INDIVIDUAL	Let on Periodic Tenancy	£6,000	-
4	Third	1 bedroom studio	-	(-)	AN INDIVIDUAL	Let on Periodic Tenancy	£8,340	-
5	Third	1 bedroom studio	-	(-)	AN INDIVIDUAL	Let on Periodic Tenancy	£5,520 (4)	-
6	Fourth	1 bedroom studio	-	(-)	AN INDIVIDUAL	Let on Periodic Tenancy	£5,520 (4)	-
7	Fourth	1 bedroom studio	-	(-)	AN INDIVIDUAL	Let on Periodic Tenancy	£7,320	-
Total Approximate Commercial Floor Areas			78.21(1)	(841)			£73,840	

(1) The commercial floor areas stated above are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk).

(2) As to the Retail Unit, the rent reserved under the terms of the lease is £25,000 per annum exclusive subject to a rent concession of 50% until 24th June 2027. The Seller will pay the Buyer the rent that would have been due in the absence of the 50% Rent Concession from Completion of the Sale until 24th June 2027. Therefore, the Retail Unit will produce £25,000 per annum exclusive from Completion of the Sale. The tenant has paid a rent deposit equivalent to 6 months' rent.

(3) As to Room 2, the current rent reserved under the terms of the lease £7,920 per annum. a rent increase notice pursuant to s.13 of the Housing Act 1988 was served on the tenant quoting a new rent of £8,340 per annum from 1st November 2026, which has been agreed. A copy of the notices and the tenant's response is available in the Legal Pack.

(4) As to rooms 5 and 6 rent increase notices pursuant to s.13 of the Housing Act 1988 has been served on each tenant stating a new rent of £6,120 per annum for each room. A copy of the s.13 notices and the tenant's response are available in the Legal Pack.

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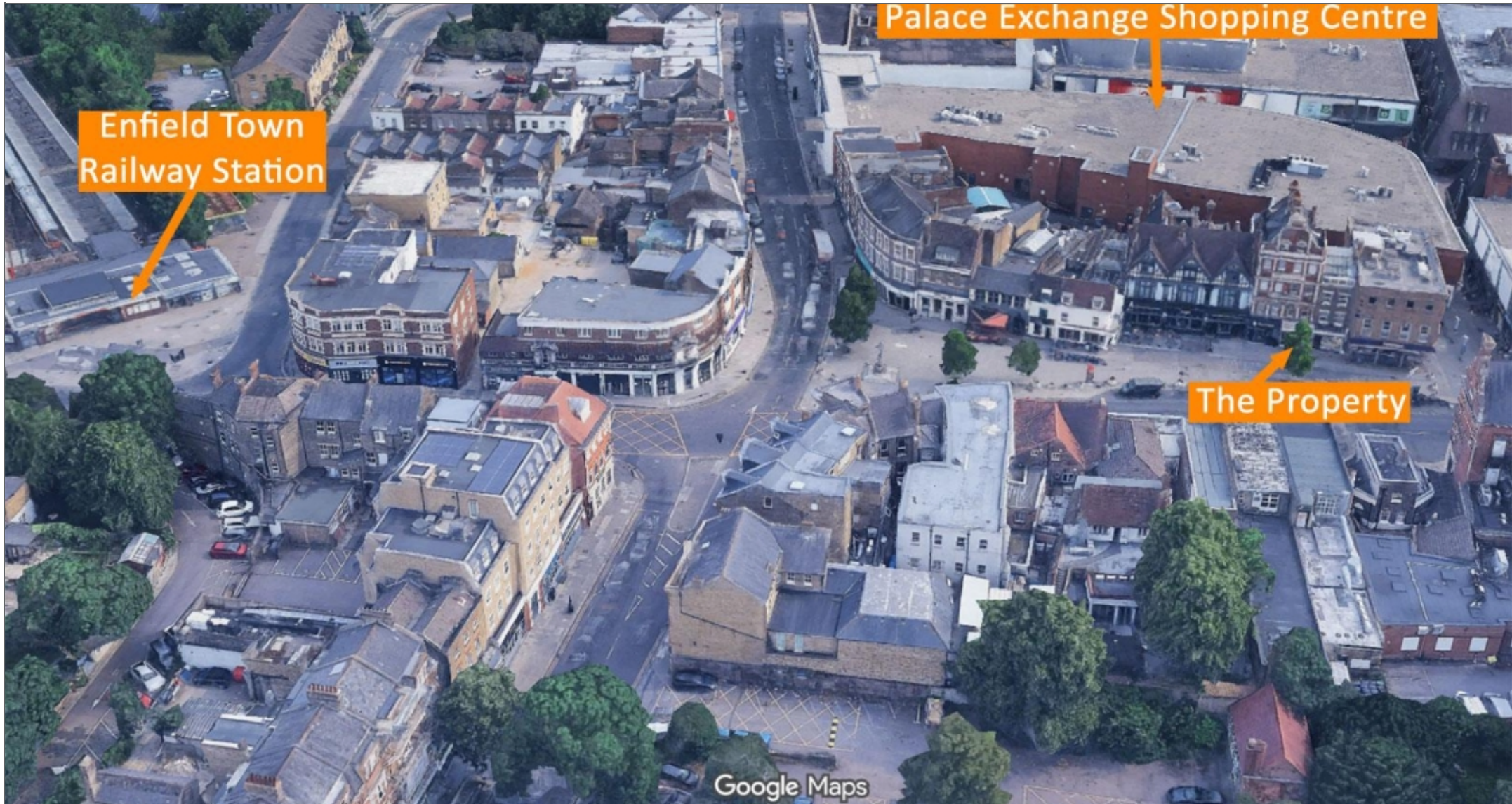


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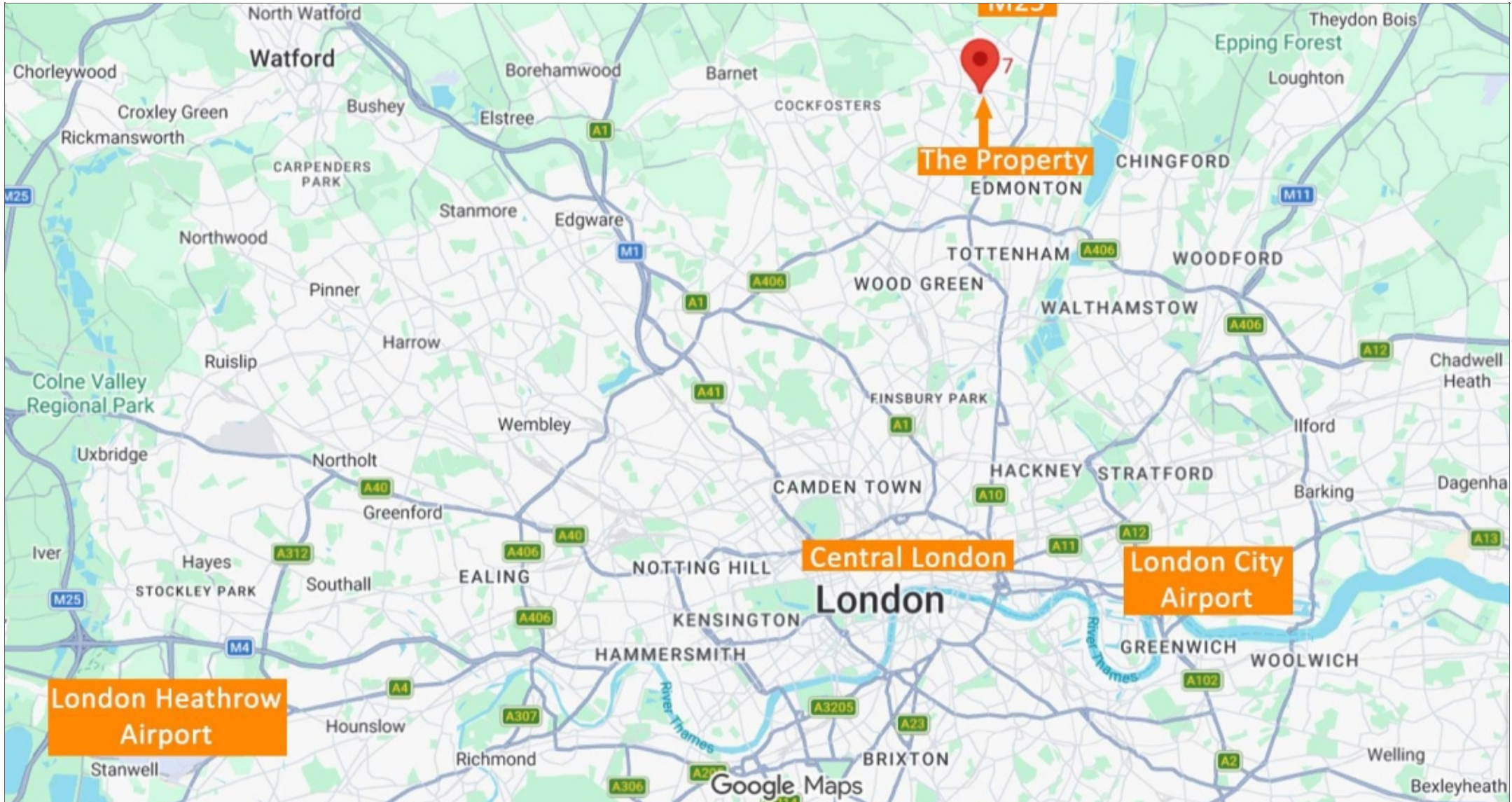
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Contacts

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2026