

7 Church Street Enfield, Greater London EN2 6AF

lot 7

Freehold Retail and Residential Investment

- Entirely let to Starbucks Coffee Company (UK) Limited
- Includes 2 self-contained 2 bedroom flats
- Residential redevelopment potential (subject to consents)

- Neighbouring occupiers include Maplin, McDonald's, Vision Express and JD Sports
- Opposite the major Palace Gardens Shopping Centre

Rent
£90,646
per annum
exclusive



On behalf of Julian
Clarke and Matthew
Nagle Acting as Joint
LPA Receivers

savills

Location

Miles: 11 miles north of the City of London
Roads: A10, A10, A406 (North Circular Road), M25
Rail: Enfield Town
Air: London Stansted, London City, London Heathrow, London Luton

Situation

The property is situated in a prime position on the north side of the busy Church Street at the junction of Burleigh Way some 50 metres from the main entrance to the major Palace Gardens Shopping Centre.

Description

The property comprises ground floor retail accommodation and 2 self-contained 2 bedroom flats on the first floor and the second floor. The property benefits from being a corner building and having a return frontage to Burleigh Way. The flats are separately accessed from Burleigh Way.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Other Units in this parade are being offered as Lots 11, 18, 23, 39 & 43.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	150.30 sq m (1,618 sq ft)	STARBUCKS COFFEE COMPANY (UK) LIMITED (1)	10 years from 5th April 2013 on a full repairing and insuring lease	£77,500	5th April 2018
First	Residential	2 Bedroom Flat	INDIVIDUALS	Assured Shorthold Tenancy	£9,900	
Second	Residential	2 Bedroom Flat	INDIVIDUALS	Regulated Tenancy	£3,246	
Total Commercial Floor Area		150.30 sq m (1,618 sq ft)			£90,646	

(1) For the year ending 30th September 2012, Starbucks Coffee Company (UK) Limited reported a turnover of £413,392,826, pre-tax profits of negative -£30,403,907 and a total net worth of £51,975,514 (Source: www.riskdisk.com 07/11/2013). Starbucks operates in over 50 countries and has a total of 17,009 stores (as at 2nd January 2011). (Source: www.starbucks.co.uk)

For further details please contact:

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