

## 20 Church Street Enfield, Greater London EN2 6BE

lot 43

### Freehold Retail and Residential Investment

- Entirely let to Travelex Global and Financial Services Limited (t/a Thomas Cook)
- Active management and residential redevelopment potential of the upper parts (subject to consents)

- Includes a self-contained maisonette
- Neighbouring occupiers include Maplin, McDonald's, Starbucks and JD Sports
- 30 metres from the major Palace Gardens Shopping Centre

Rent  
**£65,000**  
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 south side of the busy Church Street some 50 metres from the main entrance to the major Palace Gardens Shopping Centre.

### Description

The property comprises a ground floor retail accommodation and ancillary accommodation in the basement and on the first floor. There is also a self-contained maisonette on the second and third floor which is separately accessed from the rear.

### 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 7, 11, 18, 23 & 39.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	99.70 sq m (1,073 sq ft)	<b>TRAVELEX GLOBAL AND FINANCIAL SERVICES LIMITED t/a Thomas Cook (1) (2)</b>	25 years from 20/01/1984 on a full repairing and insuring lease	£65,000	Currently holding over
Basement	Ancillary	37.70 sq m (406 sq ft)				
First	Ancillary	44.50 sq m (480 sq ft)				
Second and Third	Residential	3 Room Maisonette				
<b>Total Commercial Floor Area</b>		<b>181.90 sq m (1,959 sq ft)</b>			<b>£65,000</b>	

(1) For the year ending 31st December 2012, Travelex Global and Financial Services Limited (formerly known as Thomas Cook Group Limited) reported a turnover of £1,863,000, pre-tax profits of £35,642,000 and a total net worth of £199,348,000.

(Source: www.riskdisk.com 7th November 2013)

(2) The tenant has sublet the maisonette on an Assured Shorthold Tenancy.

### For further details please contact:

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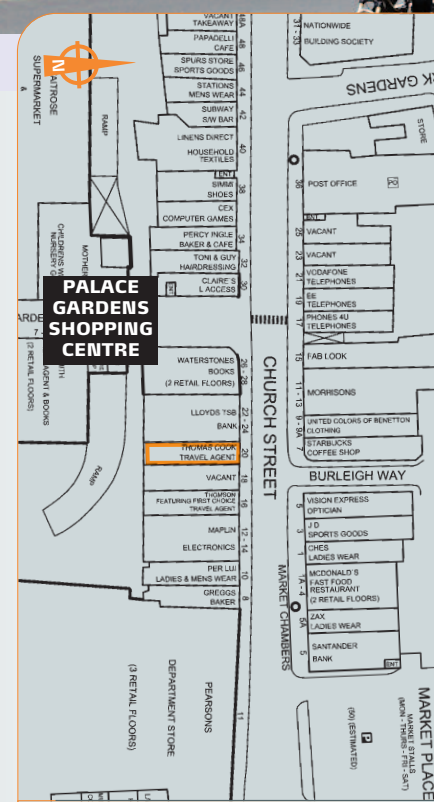
### Associate Auctioneers:

**Savills**  
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### Solicitors:

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