

7 The Town, Enfield, Greater London EN2 6LE

Freehold Retail and Residential Investment

Lot 7

£52,299.92 per annum
exclusive



Tenancy and accommodation

| Unit | Floor | Use | Floor Areas (approx) | Tenant | Term | Rent p.a.x. | Review/ (Reversion) |
|------------------------------|----------|-------------|-------------------------------|---------------------------------|----------------------------------|-------------------|---------------------|
| | Ground | Retail | 28.17 sq m (303 sq ft) | J ADEWALE | 15 years from 24/06/2011 | £25,000 | 24/06/2021 |
| | Basement | Ancillary | 22.78 sq m (245 sq ft) | t/a Hairwaves Beauty Centre (1) | | | (23/06/2026) |
| 1 | First | Residential | One Bedroom/ Shower Room | AN INDIVIDUAL | AST for 6 months from 07/09/2018 | £5,280 (2) | (06/03/2019) |
| 2 | Second | Residential | One Bedroom/ Shower Room | AN INDIVIDUAL | AST for 6 months from 19/08/2018 | £5,400 (2) | (18/02/2019) |
| 3 | Second | Residential | One Bedroom/ Shower Room | AN INDIVIDUAL | AST for 6 months from 08/04/2017 | £3,379.92 (2) | (07/10/2017) |
| 4 | Third | Residential | One Bedroom/ Shower Room | AN INDIVIDUAL | AST for 6 months from 04/04/2018 | £4,800 (2) | (03/10/2018) |
| 5 | Third | Residential | One Bedroom/ Shower Room | VACANT | - | - | - |
| 6 | Fourth | Residential | One Bedroom/ Shower Room | AN INDIVIDUAL | AST for 6 months from 19/08/2018 | £3,640 (2) | (18/02/2019) |
| 7 | Fourth | Residential | One Bedroom/ Shower Room | AN INDIVIDUAL | AST for 6 months from 21/03/2019 | £4,800 (2) | (20/09/2019) |
| Total Commercial Area | | | 50.95 sq m (548 sq ft) | | | £52,299.92 | |

- (1) A six month rent deposit is held by the Vendor.
(2) Annualised rents.

Key Details

- **Hairdresser/beauty salon with seven self-contained residential units above**
- **Prominent location close to Enfield Town Railway Station**
- **Close to entrance to Palace Gardens Shopping Centre with retailers including Waitrose, Boots the Chemist, Marks & Spencer, TK Maxx and H&M Clothing**
- **VAT-free London Investment**

Location

Miles: 6 miles east of Barnet
12 miles north of Central London
Roads: A10, A110, M25 (Junction 25)
Rail: Enfield Town Railway Station (approximately 34 mins to London Liverpool Street)
Air: London City 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 located close by, with retailers including Waitrose, Boots the Chemist, Lidl, Marks & Spencer, TK Maxx, WH Smith and Waterstones.

Description

The property comprises a shop arranged on the ground and basement, with separately accessed residential accommodation on first, second, third and fourth floors (arranged as an HMO) comprising seven one bedroom residential units all with en-suite shower rooms and a shared kitchen. The residential accommodation is separately accessed from The Town.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk



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