7 The Town, **Enfield, London EN2 6LE**

Freehold Retail and Residential Investment



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
	Ground Basement	Retail Ancillary	28.17 sq m 22.78 sq m	(303 sq ft) (245 sq ft)	J ADEWALE t/a Hairwaves Beauty Centre (1)	15 years from 24/06/2011	£25,000	24/06/2021 (23/06/2026)
1	First	Residential	One Bedroom/ Shower Room		AN INDIVIDUAL	AST for 6 months from 07/09/2018	£5,280 (2)	Holding over
2	Second	Residential	One Bedroom/ Shower Room		AN INDIVIDUAL	AST for 1 year from 19/11/2019	£5,520 (2)	(18/11/2020)
3	Second	Residential	One Bedroom/ Shower Room		AN INDIVIDUAL	AST for 6 months from 12/02/2020	£3,600 (2)	(11/08/2020)
4	Third	Residential	One Bedroom/ Shower Room		AN INDIVIDUAL	AST for 1 year from 1/01/2020	£5,640 (2)	(31/12/2020)
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)	Holding over
7	Fourth	Residential	One Bedroom/ Shower Room		AN INDIVIDUAL	AST for 6 months from 21/03/2019	£4,800 (2)	Holding ove
Total	Commerci	al Area	50.95 sq m (548 sq ft)				£53,480	

- (1) A six month rent deposit is held by the vendor.
- (2) The rent has been annualised.



Key Details

- · Hairdresser/beauty salon with seven selfcontained 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
- · VAT-free London investment

Miles: 6 miles east of Barnet

12 miles north of Central London Roads: A10, A110, M25 (Junction 25)

Enfield Town Railway Station (approximately

34 mins to London Liverpool Street) 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 retail accommodation on the ground floor and ancillary accommodation in the 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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