

INCOME PRODUCING FREEHOLD FOR SALE

TO BE SOLD SUBJECT TO EXISTING TENANCIES OF SHOP & RESIDENTIAL UPPER PART



89 & 89a LANCASTER ROAD, ENFIELD, EN2 0DW

The lock up commercial unit is arranged over ground level with basement, plus garage to rear. The unit is located in a secondary parade of mixed shops serving the local community.

The first floor flat has one bedroom, reception, kitchen & bathroom, as well as a parking space to the side.

The premises are situated on the corner of Birkbeck Road, and lie within two thirds of a mile of Gordon Hill main line station, & approximately a mile of shopping and transport facilities at Enfield Town, including Enfield Town station.

ALL VIEWINGS – STRICTLY BY APPOINTMENT ONLY

GUIDE: £510,000 – FREEHOLD
TO BE SOLD SUBJECT TO EXISTING TENANCIES

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.



COMMERCIAL UNIT

Currently let and income producing – the front retail area has an overall depth of approximately 30' (9.14m) with a 24' (7.32m) frontage narrowing to 16' (4.88m) – beyond this are 2 rear ancillary areas of approximately 15'6" x 11' (4.72m x 3.35m), and 7'3" x 6' (2.21m x 1.83m), which includes kitchen and WC.

There is basement storage at the unit – approximately 21' x 10' (6.40m x 3.05m).

The garage to the rear of the property is leased to the commercial unit.

**GIA APPROX 814ft² (75.62m²) - including WC/Lobby
Plus GARAGE & BASEMENT**

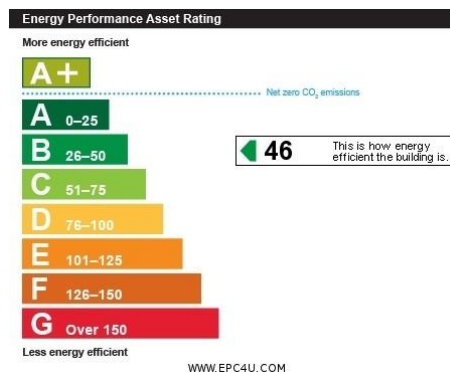
Lease: 15-year lease, established August 2019 – expires August 2034.

Passing Rent: £16,500 PAX.

Review Dates: August 2023 / 2027 & 2031

Council Tax band: C

Business Rates: According to the VOA web site, the 2023 Rateable Value is £17,250.



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MAUNDER TAYLOR

FIRST FLOOR – Residential accommodation

Access via an external staircase to the side/rear. Flat entrance door opens to;

Entrance Hallway – Split level (2 steps between front and rear parts of the property).

Reception 13'10 x 14'3 max/narrows to 12'4 (4.22m x 4.34m narrows to 3.76m)

Carpeted flooring, radiator, double glazed windows to front.

Kitchen 7'10' x 6'4 (2.39m x 1.93m)

Kitchen units, stainless steel sink with mixer tap, 4 ring electric hob with oven below, radiator, double glazed window to front.

Bedroom 15' max/narrows to 14'5 x 10'4 (4.57m to 4.39m x 3.15m).

Carpeted flooring, radiator, double glazed window to rear.

Bathroom 8'7 x 5'11 (2.62m x 1.80m)

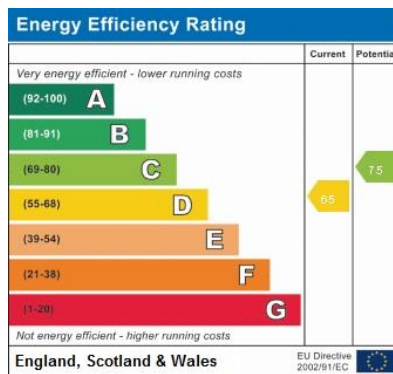
Panel enclosed bath with hand held shower spray, low flush WC, wash hand basin, radiator, frosted double glazed window to side, partially tiled.

Utility Room 8'7 x 4'9 (2.62m x 1.50m)

Radiator, Potterton boiler, plumbing & space for washing machine & small fridge/freezer,

One off street parking space to the side of the property.

Note: Under an Assured Shorthold Tenancy – the tenant has been at the property for some time – the current monthly rent is £850 pcm (we are advised that under current market conditions the rental potential is in the order of £1,100 pcm).



All offers to be made in writing to; sales@maundertaylor.co.uk - stating offer amount, buyer's name (individual or company) – along with proof of ID, and proof of funding.

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