



ENFIELD Middlesex
48b Church Street
EN2 6AZ.

**PROMINENT SHOP &
FLAT.**

**Freehold Available with full
Vacant Possession .
Alternatively a New Lease
of Shop only.**

Location: The premises occupy a prominent position towards the western end of Church Street close to the entrance to Palace Gardens S.C. Nearby occupiers include **Nationwide Building Society, Post Office, Linens Direct, Toni & Guy** as well as to the rear **Waitrose** supermarket and a customer car park.

Accommodation: The shop and upper parts benefit from the following approximate dimensions and floor areas:

Gross frontage	18 ft 3 ins	5.57 m
Net Frontage	16 ft 11 ins	5.17 m
Internal Width	14 ft 5 ins	4.4 m
Shop Depth	44 ft	13.4 m
Ground Floor	614 sq ft	57 sq m

Upper floors comprise an un-modernized self-contained 3 bedroom maisonette flat on 1st and 2nd floors (approx. 458 sq ft) with own private entrance at the rear.

Lease: The property is available either Freehold with full vacant possession or the shop only on a new lease basis for a term to be agreed (subject to obtaining vacant possession).

Price / Rent: Offers in excess of £675,000 excl. for the whole building. Alternatively rental offers in the region of £30,000 per annum exclusive for the Ground Floor shop only.

Rates:

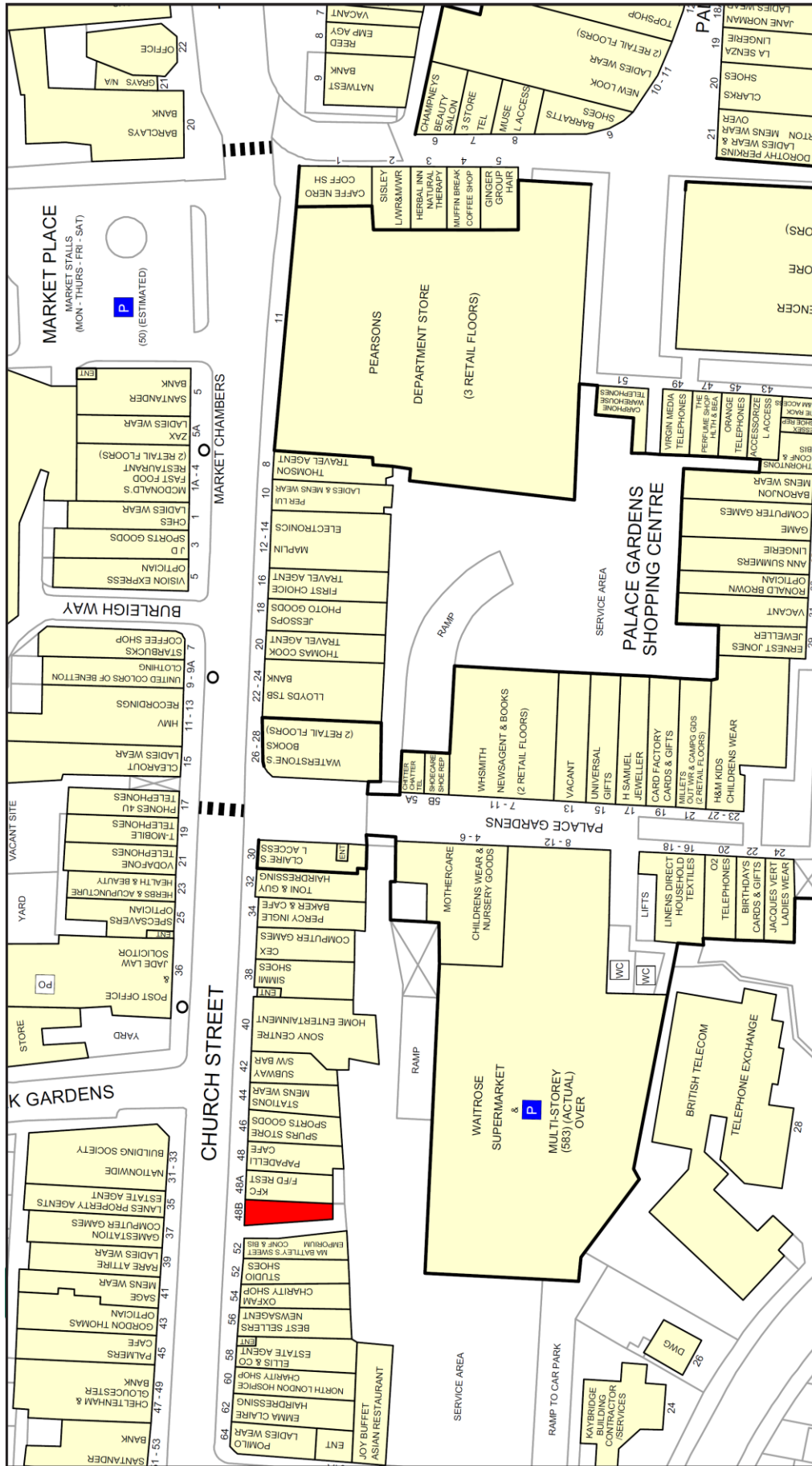
Rateable Value	£30,500
Rates Payable (2020/2021)	None due to Government relief.

Viewing: Strictly by prior appointment through the Landlord's sole agent.

MIKE SHERIDAN
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Subject to
Contract

ENFIELD
48b Church Street



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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Regulated by the Royal Institution of Chartered Surveyors