

ST MARKS ROAD, BUSH HILL PARK, ENFIELD EN1



UNEXPECTEDLY BACK ON THE MARKET..! THIS TWO STOREY COMMERCIAL BUILDING Combining SHOP with STORE Building-Room & RESIDENTIAL ONE BEDROOM UPPER PARTS Situated within Tertiary Shopping Parade with Multiple & Varied Independent retailers. Access to BUSH HILL PARK RAIL STATION Leading in to LONDON'S LIVERPOOL STREET STATION. IN OPINION REALISTICALLY PRICED & OFFERS AN EXCELLENT PACKAGE..!

Surrounding AREA IS A MIXTURE OF COMMERCIAL RETAIL SHOPS & ESTABLISHED SOUGHT AFTER RESIDENTIAL ROADS. Set back From the Road-Pavement Small Forecourt, Rear Store Building & Basement. IN OUR OPINION HAVING FURTHER SCOPE (SUBJECT TO PLANNING-BUILDING PERMISSIONS APPROVAL) IN EXTENDING THE FIRST FLOOR PARTS into the LOFT AREA & GROUND FLOOR with scope (Subject to Usual Planning Approvals) Change of use or RE-DEVELOPMENT to the GROUND FLOOR PARTS into Residential Investments. OFFERED VACANT POSSESSION.

In Our Opinion An EXCELLENT OPPORTUNITY OFFERING FURTHER SCOPE FOR RE-DEVELOPMENT or PROPERTY INVESTMENT..! For Further Details Contact The Enfield London Office.

OFFERS IN EXCESS OF £450,000 FREEHOLD

PROPERTY DETAILS:

Flat Upper Parts -

Reception Hall -

Entrance Own Front Door, Stairs to First Floor Landing and to the First Floor Landing.

First Floor Landing -

Window to Side Aspect, Doors to Lounge, Kitchen, Bathroom and Bedroom.

Lounge -

11' 10" x 11' 0" (3.61m x 3.35m)
Bay to Front Aspect, Radiator, TV Point,

Kitchen -

11' 10" x 8' 0" (3.61m x 2.44m)
L Shaped. Range of units to base and eye level with work top surfaces, Stainless steel sink unit with mixer taps, windows to aspect wall mounted gas boiler, cooking point radiator, plumbed for washing machine and door leading on to balcony.

Bedroom -

13' 0" x 10' 10" (3.61m x 3.30m)
Into the Bay Window, to Rear Aspect and Radiator.

Bathroom -

6' 4" x 4' 5" Narrowing 3' 0" (1.93m x 0.91m)
L Shaped room, comprising Low Flush Wc, Wash Hand Basin with Mixer Taps, Panelled Bath with Mixer Taps, Radiator, Tiled walls and Window to Aspect.

Balcony -

10' 0" x 3' 10" (3.05m x 1.17m)
The Balcony is to the rear of the building access via the kitchen.

Shop Premises -

Main Shop -

20' 0" x 35' 0" (6.10m x 10.67m)
In our Opinion, the main shop - retail area would suit a number of activities (subject to the usual change of use or and, planning permissions and regulations approval)

Cloak Wc Room -

Comprising Wc and Wash Hand Basin.

Lean To - Covered Storage Area -

20' " x 9' 5" (NaNm x 2.87m)
Comprising Dry Storage Area Currently used for or Storage.

Basement -

19' 0" x 30' 0" (5.79m x 9.14m)
PLEASE NOTE AND NEED TO BE FULLY AWARE THE BASEMENT is restricted to head height and pillars in areas and the overall basement shape therefore limited to height and movement.

Additional Information -

In our opinion offers an excellent package for individuals, who are looking to start a business, with living accommodation above or property investment, and also having further scope to extend the property into the loft area or change of use to the ground floor parts by re development to residential dwellings (subject to planning - building regulations, and change of use-consent).

Please note and be full aware, the property sale excludes the side access road, the hardstanding parking area directly behind the commercial premises of number 75-75a St Marks Road, Enfield, EN1 1BJ. Along with and also, excluded from the sale the separate dwelling workshop-warehouse directly behind 75-75a St Marks Road, Enfield, EN1 1BJ.

For confirmation ask the selling agent. Reference : JMSales-75.

Further Notes - Fully Vacant & Chain Free.

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. Furthermore we do not usually have access to property deeds or lease documents when preparing these property particulars and prospective purchasers should reply only on information given by their solicitors on relevant matters. Measurements are intended to provide a guide as to whether or not a property is likely to be suitable to view and should not be relied upon for the purposes of fit or calculating area.

Viewing is strictly by appointment via the Enfield Office on 020 8805 8533

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Additional information is available by contacting Church's, the Office will endeavour to answer further questions accordingly. Additional Fees or Vat May be Payable to an Agreed Sale Figure. Please ask all relevant Questions from prospective parties own investigations before proceeding.

Please Note : The Marketing Sale Figure is - OFFERS IN EXCESS OF £450,000.00 with GUIDE PRICE OF £450,000.00 - £470,000.00

Due to The Anti Money Laundering Regulations All Finance & Funding will need to be confirmed along side all prospective purchasers identifications to proceedings. Please note and be aware Vat may be Applicable.

Additional Notes -

Please Note :

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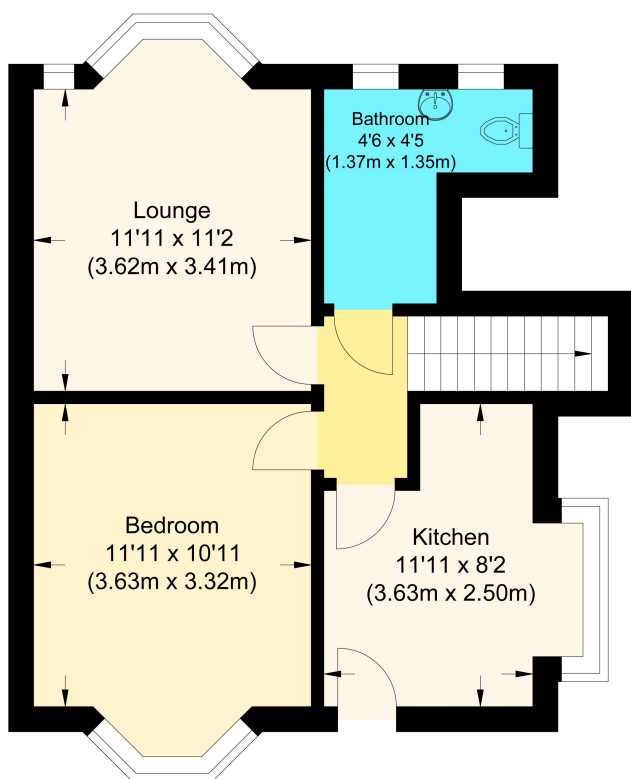
Fixtures & Fittings are & will need to be confirmed & agreed by each parties instructed solicitors. Church's Residential Ltd are not liable or accept any liability to any fixtures or fittings to pre current or post completions.

Please note all administrations to sale or purchase proceedings will need to be confirmed & advised & clarified by all prospective purchasers-vendors own investigations or instructed surveyors or instructed solicitors or legal conveyancer or any legal representative. Church's Residential Ltd or any associated staff members do not will not take any liability or responsibility to any cost's to the present or any future or post proceedings. This includes to any Service Charges or Ground Rent to the present or future sums. This will need to be confirmed by applicants own investigations or instructed legal representatives or by ones instructed solicitors. Be Aware until the unconditional exchange of contracts selling or purchasing parties have the right to withdraw without notice.

The property brochure including photographs & any figures mentioned are all marketing material are only & strictly a guide & illustration purpose only..! **Please Note Terms and Conditions will Apply to all Prospective Purchasers or any parties connected to any Transactions will need to apply to The Anti Money Laundry Regulations & Industry Regulations - Including Church's **

Please note and be aware all wording and photographs within his brochure are not to be used by any other persons or individuals or companies-estate agents without the authority and full consent of or by one of the Directors of Church's Residential or Lettings Departments in writing allowing any marketing wording or photographs either presently or in the future.

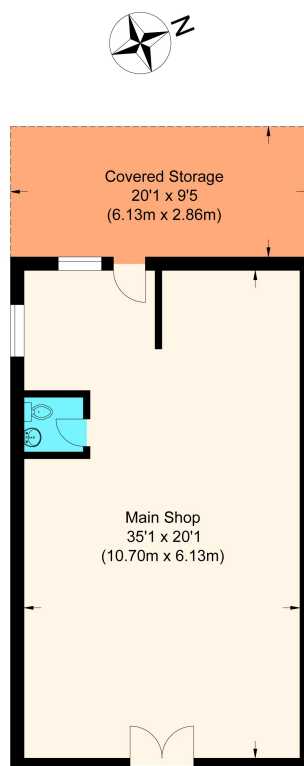
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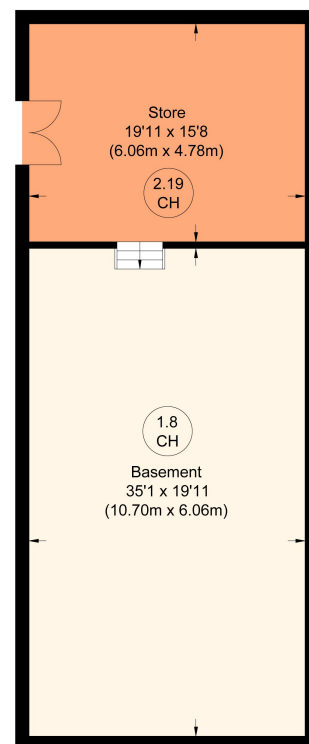
St Marks Road, EN11BJ

Approximate Gross Internal Floor Area : 45.50 sq m / 489.75 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Shop

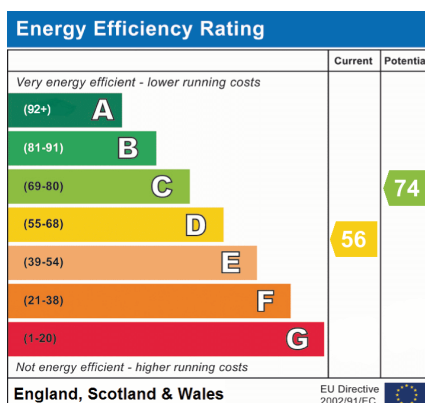


Basement

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Approximate Gross Internal Floor Area : 159.6 sq m / 1717.92 sq ft
(Excluding Covered Storage)

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