Cambridge Parade, Great Cambridge Road, Enfield, Greater London, EN1

Guide Price £500,000



Full Description

The property is located on Cambridge Parade, on Great Cambridge Road (A10), a busy dual carriageway linking London with Cambridge. Other trades within the parade include a vets, café and post office. Parking is available along the parade. There are excellent road links to the M25. Turkey Street station is approximately 1 mile away with regular train services to London's Liverpool Street. There is a service road to the rear of the property for deliveries to the commercial units. The property is arranged on ground and first floors to provide a ground floor retail unit currently let to a double glazing retailer together with a 2 bedroom maisonette on the first floor which is leased to guaranteed rent scheme and is accessed from the rear. Please see the tenancy schedule on the following page. Accommodation (all sizes approximate) 10 Cambridge Parade Retail Space 58.46m2 (608ft2) Rear Storage 35.37m2 (381ft2) Store/Office 13.30m2 (143ft2) Store/Kitchen 7.31m2 (128ft2) Total Internal Area 114.44m2 (1,232ft2) 10a Cambridge Parade Reception 4.2m (13'9") x 3.29m (10'10") Bedroom 1 4.05m (13'3") x 3.20m (10'6") Bedroom 2 3.03m (9'11") x 1.98m (6'6") Kitchen 2.98m (9'9") x 2.25m (7'5") Bathroom 2.16m (7'1") x 1.22m (4'0") Total Internal Area 51.2m2 (551ft2) Guide Price Offers are invited in the region of £500,000 for the Freehold interest subject to the two occupational tenancies. The vendor is not obliged to

accept the highest offer. All offers will be subject to contact. VAT The property is not elected for VAT. Viewings By appointment only with this office. Planning The property falls within the London Borough of Enfield. The ground floor commercial unit can be used for purposes under the Use Class Order E. Applicants are to make their own enquiries with the London Borough of Enfield. Services Both the retail units have mains electricity and water. There is no mains gas to the retail units. The maisonette above has mains gas electricity water and sewerage.





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Contact Us

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