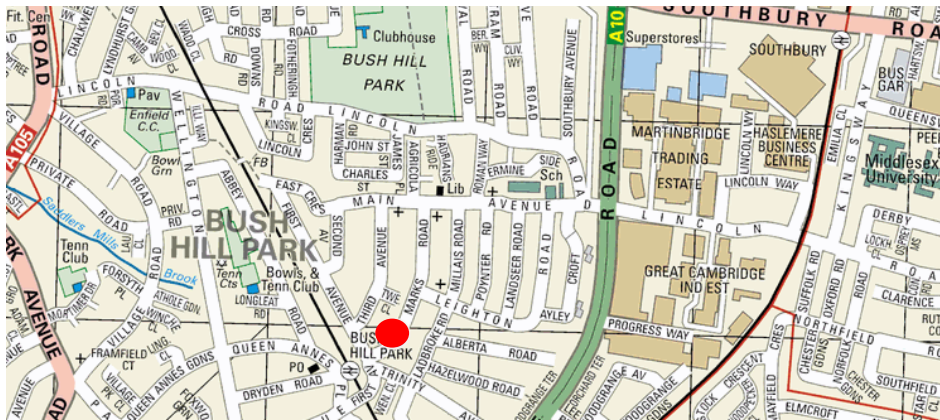




PLEASE NOTE: The Vendors are not obliged to accept any offers and will make their choice based on the suitability of the applicants, their financial status. We will be pleased to answer any questions and look forward to your call.

Important Notices:

Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamsons Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract.

Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items in photographs are not necessarily included.

Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamsons Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings.

Williamsons Dace Brown LLP is a limited liability partnership and is registered in England (OC327608).

Registered address:
22 Cannon Hill, London, N14 6BY

Williamsons Dace Brown

22 Cannon Hill, Southgate, London N14 6BY
Tel: 020 8886 4407
www.wdbproperty.co.uk



WILLIAMSON
DACE | BROWN



105 St Marks Road, Enfield, EN1 1BJ

- **OIRO £400,000 Freehold mixed use building**
- **Vacant retail premises**
- **Vacant 1x bedroom flat**
- **Upper maisonette sold on long lease**
- **Potential for development STPP**

Attractive freehold mixed use building on St Marks Road, suitable for investors or owner occupiers. Within walking distance of Bush Hill Park overground station.

PROPERTY
CONSULTANTS

CHARTERED
SURVEYORS

MANAGING
AGENTS

CITY &
CENTRAL



WILLIAMSON
DACE | BROWN

The property is located on St Marks Road, a busy secondary parade within walking distance (3 mins) of Bush Hill Park Station (regular services to London's Liverpool Street via Seven Sisters). The property is also close to a bus stop for routes to Enfield or Tottenham Hale. Road links connect Bush Hill Park to the A10 (Great Cambridge Road).

This vacant lock up shop consists of a main trading area together with a small kitchen/preparation area to the rear. A w/c is located off the kitchen with a shuttered door to garden. Laminate flooring has been laid throughout the main retail area with tiles to the kitchen area and toilet. There is no gas to the retail premises. Roller shutters secure premises with electric at the front and manual at the rear.

Adjacent to the shop is the entrance to the flats. An entrance corridor leads to the front doors of 105a and 105b. 105a has been sold on a long lease. 105b comprises a bedroom, bathroom and open plan living room/kitchen. Hardwood flooring is laid throughout the flat with the exception of the fully tiled bathroom. The kitchen has built in oven and hob together with a gas fired combination boiler which provides both the heating and hot water. French doors lead out to the large garden which extends to nearly 12 metres. There is potential to extend/reconfigure the flat, STPP.

There is on road parking available on St Marks Road which is permit holders only between 13.00 & 14.00 Monday to Friday on one side and between 15.00 & 16.00 on the other.

Accommodation

(all sizes approximate)

105 (Retail Premises)

Retail Area

4.67m (15.32ft) x 9.1m (29.85ft)

Kitchenette

3.52m (11.54ft) x 3.48m (11.42ft)

W/C

Toilet and wash hand basin

Net Internal Area

49.55m² (533.35ft²)

105a (1st and 2nd floor)

Not inspected.

105b (Ground floor flat)

Entrance Hall

2.82 (ft) x 0.83m (ft)

Wardrobe/understairs cupboard

1.54m (ft) x 0.73m (ft)

Bedroom

3.22m (ft) x 3.57m (ft)

Bathroom

1.38m (ft) x 0.73m (ft)

Bath, basin, toilet.

Kitchen/Living Room

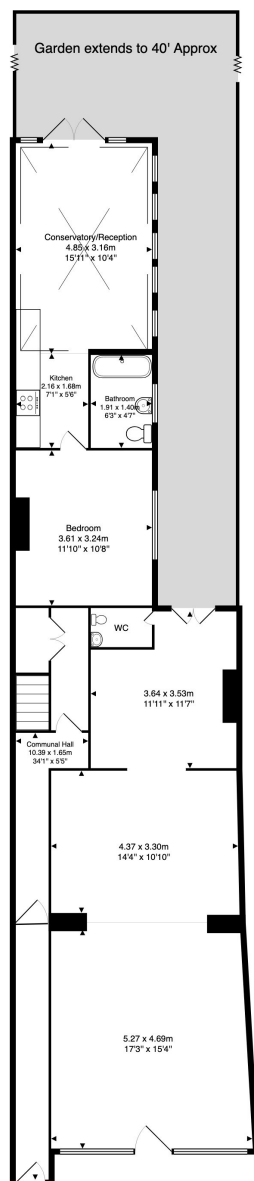
4.91m (ft) x 3.22m (ft)

Gross Internal Area

36.45m² (392ft²)







Terms

Offers are invited in excess of **£400,000** for the freehold premises with vacant possession of 105 and 105b. 105a is subject to a lease for a term of 999 years from 2nd December 2013 at a ground rent of £300pa.

EPC

105 —C60

105a —Unknown

105b—D64

Business Rates & Council Tax

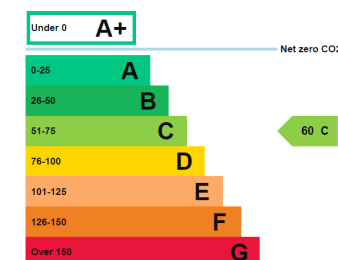
The property falls within the London Borough of Enfield.

105—Rateable Value: £7,700.

105b—Council Tax Band B. Period 2023/2024, council tax payable would be £1,518.56.

All applicants should confirm with Enfield council the current rates payable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	68 D
39-54	E		
21-38	F		
1-20	G		



Viewings By appointment only.

Sales Agents

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Contact

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