

FOR SALE FREEHOLD

Shop + Business/Office Unit + Courtyard Parking
Approx. 824 sq ft (76.55 sq m)



**200 Green Street
Enfield
EN3 7NB**

- Lock up shop with rear room
- Rear business/office unit with potential for part residential subject to planning
- Middle courtyard accessed from Mayfield Road
- Ground rent income from leasehold flats

See important notice overleaf

020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

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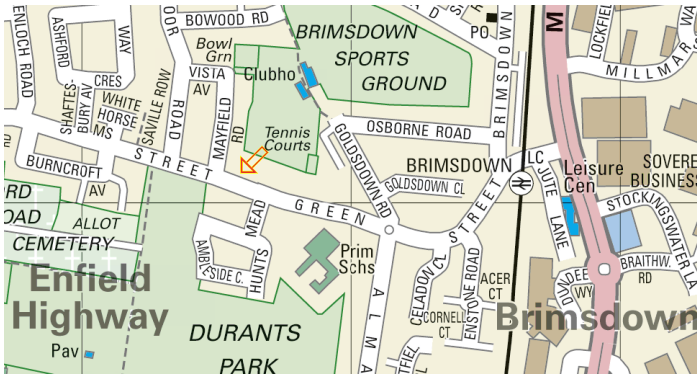
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Description

The property comprises a lock-up shop with rear room (potential for bedsit) subject to planning, plus a business/office unit part 2 storey at the rear with courtyard (potential for residential conversion and extension) subject to planning. The courtyard could be used for storage/parking.

Location

Situated on the north side of Green Street at its junction with Mayfield Road being a short distance from the A1010 Hertford Road and the A1055 Mollison Avenue (North/South Route). Brimsdown Overground Station is within walking distance.



Energy Performance Certificate (EPC)

Rating: Shop - D86 & Rear Business Unit – E106

The full EPC and recommendation report can be viewed and downloaded from our website.

www.bowyerbryce.co.uk

Legal Costs

Each party will be responsible for their own legal costs incurred.

Viewing

Strictly by appointment through Bowyer Bryce.

Property Ref: 011257

Floor Areas

Floor areas are gross internal and approximate only.

	Sq ft	Sq m
Shop & rear store room	355	32.98
Rear business/office suite	469	43.57
Total	824	76.55
Plus rear courtyard	363	33.72

Terms

The property is available Freehold with vacant possession and with benefit of ground rents on the other occupied flats as follows:

- 200A - 99 year lease from 29/09/2007
 - £150 pa for 33 years
 - £300 pa for following 33 years
 - £400 pa for final 33 years
- 200B - 99 year lease from 28/09/1984
 - £50 pa for 33 years
 - £125 pa for following 33 years
 - £225 pa for final 33 years

Price

£350,000

No VAT if applicable

SUBJECT TO CONTRACT.

Business Rates

Business/office

Rateable value 2020/2021 £4,900

Rates payable £2,445.90

Shop

Rateable value 2020/2021 £3,850

Rates payable £1,921.35

Interested parties should confirm with the Local Charging Authority that rate relief potentially is available.

Contact

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