

## ST MARKS ROAD, BUSH HILL PARK, ENFIELD EN1



**THIS TWO STOREY COMMERCIAL PREMISES Combining SHOP with STORE Building-Room & RESIDENTIAL ONE BEDROOM UPPER PARTS Situated within Tertiary Shopping Parade with its Multiple & Varied Independent retailers. Access to the Nearby BUSH HILL PARK RAIL STATION Leading in to the CITY of LONDON. Sitting on a Rectangular Plot. IN OPINION REALISTICALLY PRICED & OFFERS AN EXCELLENT PACKAGE..!**

The 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.

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

**GUIDE PRICE £475,000 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).

Further Notes - The property is currently be sold as one whole building. The selling party has advised Church's. The First floor Upper Part is currently receiving Rental Income based on an Assured Shorthold Tenancy (AST), and the Tenant we are lead to believe has been in occupation since January 2015.

The Ground Floor Parts we have been lead to believe, is currently receiving an income, and is Trading as an Ironing Service's Company. The selling party has also advised Church's, and lead to believe the current occupying Tenant has been in occupation for a number of

## 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**

# ST MARKS ROAD, BUSH HILL PARK, ENFIELD, EN1

years. The property is to be Sold as One Dwelling.

Additional information is available by contacting Church's, the Office will endeavour to answer further questions accordingly.

Please Note : The For Sale Marketing Figure & Guide Price are to be in the Region of £475,000.00 with OFFERS IN EXCESS OF £475,000.00.

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 :

Church's Residential (Sales) or any Associates or Parties connected to Church's Residential Ltd or Church's Residential Lettings Ltd do not take no liability or responsibility to any of the mentioned content within this brochure or any of the mentioned wording or figures or measurements within this brochure or any marketing material, or any liability responsibility or in-regards to connections to any prospective purchaser or prospective selling vendors or any parties instructed by Church's. This is the full responsibility-liability of the selling vendors & purchasing parties own investigations pre proceeding's.

Church's Residential Ltd & Church's Lettings Ltd take no liability-responsibility to the Freehold title or any rights of way or boundaries or to the gardens or boundary titles or the full title or the Lease title or legal title of ownership or parking rights & including allocated parking rights or parking spaces to boundaries within or outside the property title or to past or present planning permissions or building regulations relating to the property or to the construction of the property-dwelling including any extensions or any change/s of use externally-internally to the property this includes to past or present or future liabilities.

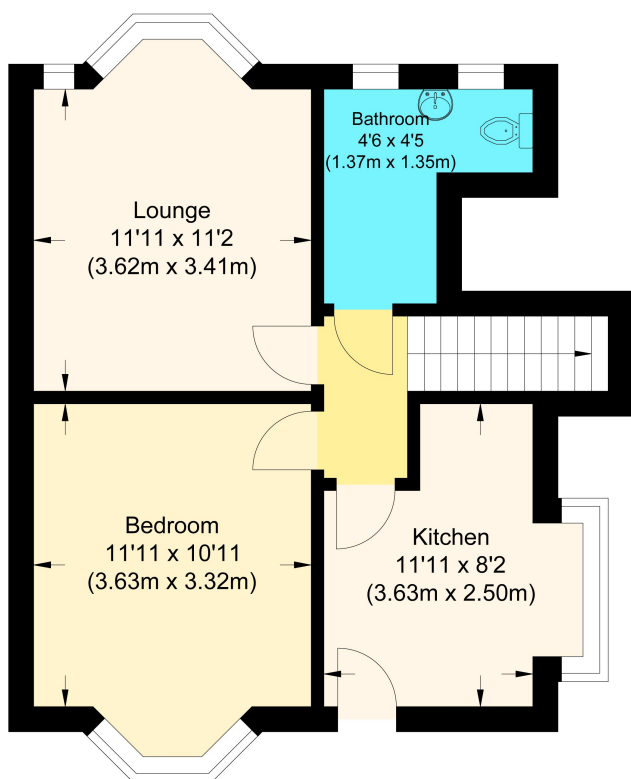
Fixtures & Fittings are & will need to be confirmed & agreed by each parties instructed solicitors. Church's Residential Ltd are not liable or accept any liability to any fixtures or fittings to pre current or post completions.

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.

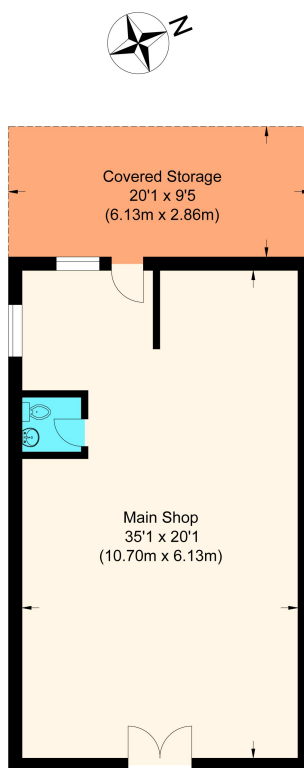
# ST MARKS ROAD, BUSH HILL PARK, ENFIELD, EN1



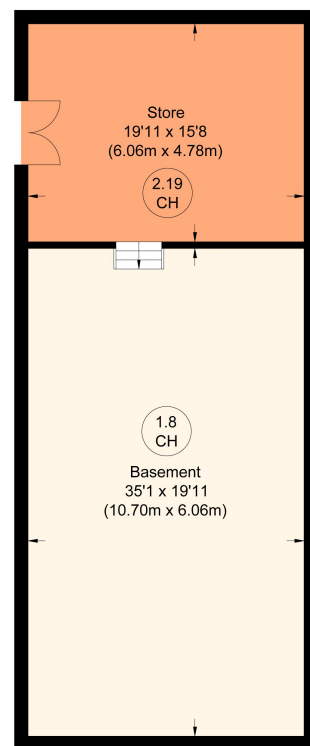
## St Marks Road, EN11BJ

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

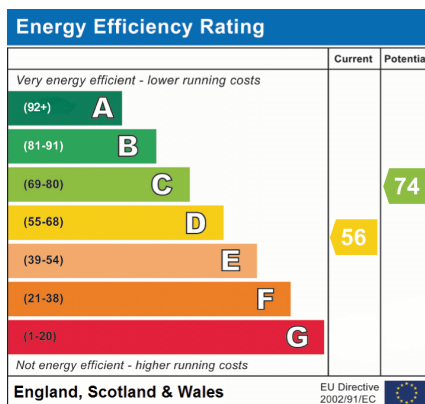


## Basement

## St Marks Road, EN11BJ

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

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



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