

FOR SALE

£950,000 Freehold



WOODHOUSE
PROPERTY CONSULTANTS

21 Garnault Road, Enfield, Greater London. EN1 4TS

Head Office
7, Turners Hill, Cheshunt, Waltham Cross, EN8 8NQ

01992 637777
info@woodhouseproperty.co.uk

ABOUT THE PROPERTY

Woodhouse are pleased to offer this freehold commercial opportunity situated in the ever-desirable neighbourhood of Forty Hill, Enfield.

This Detached mixed-use premises comprises of:-

Warehouse approx 600 sqf

Offices to the rear approx 1,600 sqf

Canopy (approx 315 sqf) + Hard-surfaced fenced land (approx 405 sqf)

3 x parking spaces to the front

1-Bedroom Flat

The premises are being sold with vacant possession, with the commercial premises having a potential income of nearly £50k and the 1-bedroom Flat with a potential rental income of £12,500 per annum. A total potential rental income for the premises therefore in excess of £60,000

There is also the potential for redevelopment STPP, see architect drawing.

Contact Woodhouse today for further discussion and to arrange a viewing to see for yourself the potential of this site.

FEATURES

- Freehold Investment / Redevelopment Opportunity
- Detached
- Warehouse + Office + Flat
- Off-street parking
- Potential to redevelop STPP (see architect drawing)
- Sold with vacant possession
- Total potential rental income in excess of £60,000
- Desirable neighbourhood





Head Office
01992 637777
info@woodhouseproperty.co.uk
7, Turners Hill, Cheshunt, Waltham Cross, EN8 8NQ