SOLD STC £750,000 Freehold



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

ABOUT THE PROPERTY

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

Offered with vacant possession, the property lends itself to use as a WAREHOUSE, for RETAIL, OFFICE SPACE, LEISURE / as a GYMNASIUM.

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)

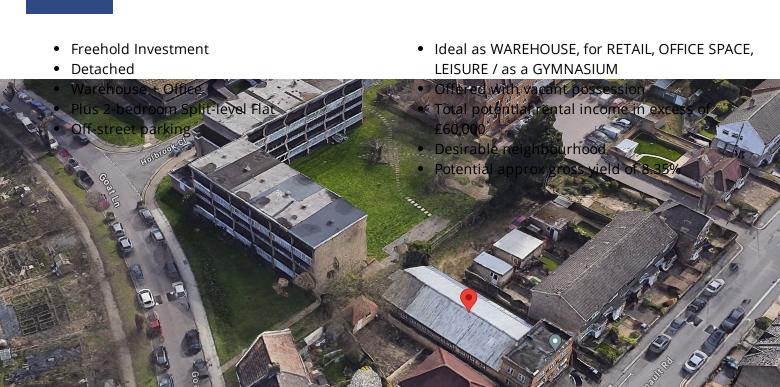
3 x parking spaces to the front

2-Bedroom Flat

The premises are being offered with vacant possession, with the potential rental income of approximate £62,000. Please find below the estimated breakdown

Contact Woodhouse today for further discussion and to arrange a viewing to see for yourself the potential of this site. Viewings strictly by appointment only.

FEATURES



ROOM DESCRIPTIONS

Calculations for estimated potential income

Warehouse & offices- 2200sqf @ est. £20 per sqf = approx £44,000pa
Canopy & hard surface area - 720sqf @ est. £5 per sqf = approx £3,600pa
3 x car park spaces @ £350 each = approx £1,050pa
2-bed flat @ approx £14,000pa

Total rental income estimate approximation = £62,650 (approx 8.35% gross yield)

