

**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, Enfield.

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

- Freehold Investment
- Detached
- Warehouse + Office
- Plus 2-bedroom Split-level Flat
- Off-street parking
- Ideal as WAREHOUSE, for RETAIL, OFFICE SPACE, LEISURE / as a GYMNASIUM
- Offered with vacant possession
- Total potential rental income in excess of £60,000
- Desirable neighbourhood
- Potential approx gross yield of 8.35%



## 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)



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