



Corner Commercial Building FOR SALE

- Shop, Basement, Rear Yard and 1 Bed Flat
- Potential For Further Development
- Suit Motor Trade
- Fully Vacant
- Freehold

56 Nags Head Road, Enfield, Middlesex EN3 7AJ

Location: Located at the junction of Colmore Road, 0.2 mile from High Street, Ponders End and therefore close to local shops and amenities. Close to the A10 which has good access routes into Central London and being near to the following train stations with direct routes to Liverpool Street.

Southbury (Overground) 8 min walk. Ponders End (Greater Anglia) 14 min walk. Brimsdown (Greater Anglia) 19 min walk.

Description: A 2-storey mid corner property comprising of a ground floor shop, basement with a rear yard and a self-contained 1-bedroom flat on the upper floor.

Ground floor

Shop	17.4 m2	187.29 sq. ft.
Rear office	14.26 m2	153.49 sq. ft.
Rear store	4 m2	43.06 sq. ft.
Rear garage opening to yard	15.5 m2	166.84 sq. ft.
Total Ground Floor	51.16 m2	550.68 sq. ft.
Basement (fair head height)	38.92 m2	418.93. ft.

Rear Yard Area with 3 Bays measuring 5m x 14.7m – 74.50 m2 16.4 ft x 48.23 ft – 801.91 sq. ft.

First Floor Flat - Vacant

Reception, 1 x Bedroom, Bathroom & Kitchen requires refurbishment.

Price: Asking price of **£550,000** for the vacant freehold interest, subject to contract.

Rates:

Rateable Value	£6,359.00
Multiplier	49.9p
Rates payable	£3173.14

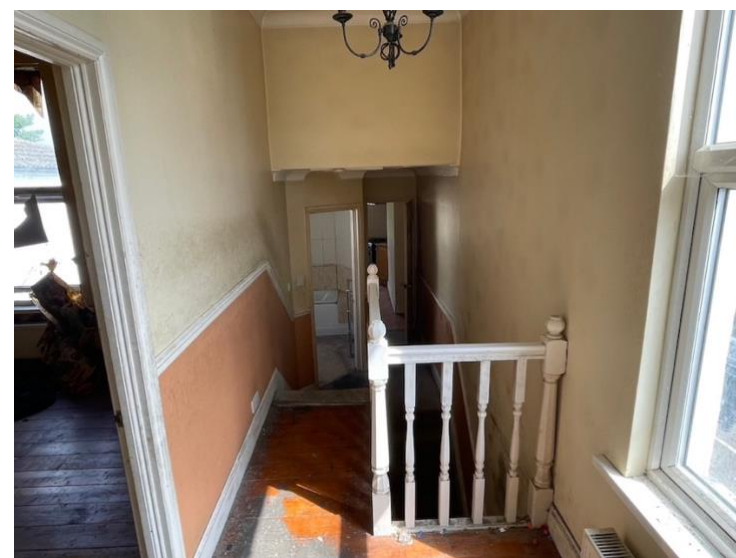
(n.b interested parties should contact Enfield Council for verification.)

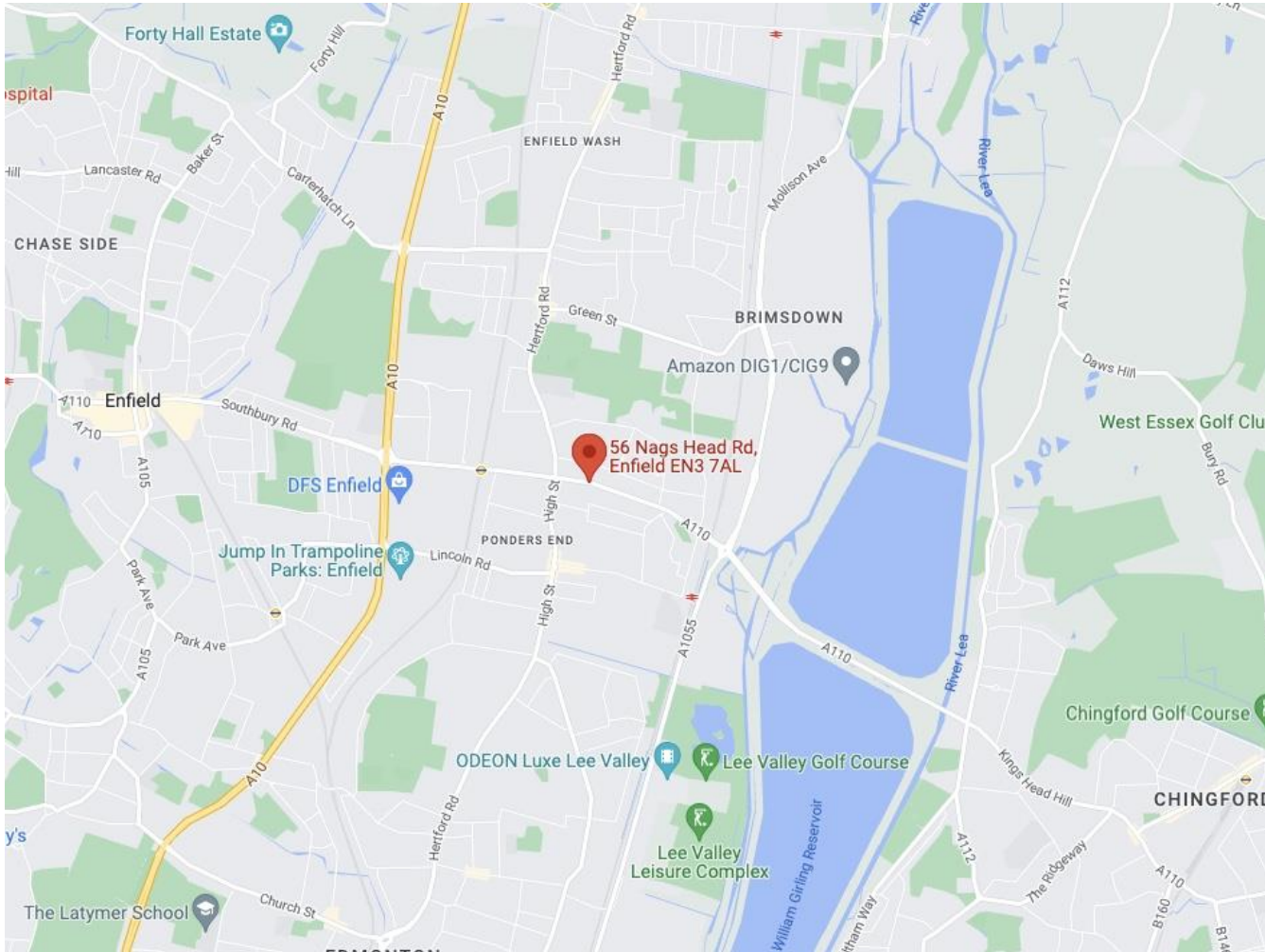
Legal Costs Each party to pay their own cost.

Viewing via sole agent Jason Grant

T: 020 8506 9900 / 020 8506 9905

E: jason@countrywidecomm.co.uk





Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

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