

LOT
11

73 St Marks Road, Enfield, Middlesex EN1 1BJ

GUIDE PRICE £265,000*

GROUND FLOOR UNIT ARRANGED AS SMALL OFFICE AND THREE STUDIO FLATS



This ground floor unit is situated on a secondary parade within a very short walk of Bush Hill Park station. Good road links are easily accessible including the A406 North Circular Road that connects to a number of major routes such as the M1 Motorway. The area is also well served by a number of local bus routes. The unit is a commercial premises and is currently arranged as a small office unit with three studio flats to the rear part that have recently been refurbished. There is an off street parking space to the front and a garden area to the rear. The property in the past had planning permission for change of use to a day care nursery, details of which can be viewed on the local authority planning portal. The property is sold with full vacant possession and will be of interest to investment purchasers.

ACCOMMODATION

Office Area, 3 self-contained studio flats. VOA lists the property as 114.95 sm.

TENURE

Leasehold. We understand that the property is held on a 125 year lease with 108 years remaining.

LOCAL AUTHORITY & TAX RATING

London Borough of Enfield

Rateable Value £5400

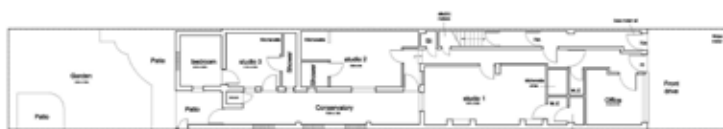
EPC Band C

VIEWING TIMES

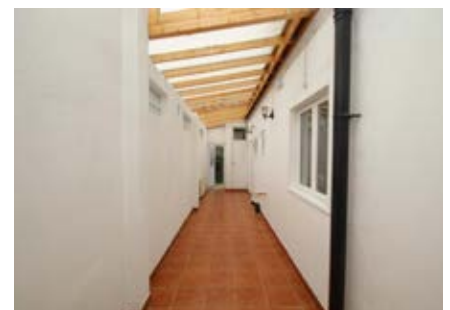
By appointment through the Auctioneers

JOINT AUCTIONEERS

Anthony Webb, 348 Green Lanes, London, N13 5TJ 020 8882 7888



Existing ground floor plan (Not to Scale)



STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN