

Lot 103



**59 Great Cambridge Road
Cheshunt
Hertfordshire EN8 8BZ**

Guide Price: £250,000

FREEHOLD SHOP UNIT WITH SELF-CONTAINED FLAT ABOVE

This double storey mid terraced building consists of a lock up shop unit and one bedroom flat above. We understand that the shop has A2 class usage although it is currently being used as a retail shop. We are advised that it previously had an A3 rating. The property is located in Cheshunt, approximately two miles north of Enfield, within half a mile of the M25 motorway and within walking distance of Cheshunt BR station. The property is sold with the benefit of vacant possession for the shop premises and income of £650 pcm (£7,800 pa) from an Assured Shorthold tenancy on the upper floors.

ACCOMMODATION

Gross frontage 19'5", Internal Width 17'6", Shop depth 27',
Overall shop area 475sf
Storage/Office area 115sf, Kitchen/WC 60sf, Total floor area 650sf
First floor consists of a one bedroom flat.

TENURE

Freehold

LOCAL AUTHORITY

London Borough of Enfield - 020 8379 1000

VENDORS SOLICITORS

Refer to auctioneers

VIEWING TIMES

By appointment through the Joint Auctioneers

JOINT AUCTIONEERS

Drivers & Norris 020 7607 5001