

# Lot 36

1 Hoe Lane,  
Enfield, Middlesex EN3 5SD

**GUIDE PRICE: £35,000**



## LOCK-UP PREMISES IDEAL FOR INVESTMENT

This lock-up shop unit forms part of a terraced dwelling situated on an established local shopping parade. The property is built of traditional brick construction beneath a pitch-tiled roof. The property is sold with the benefit of vacant possession and we understand has recently been granted planning permission on appeal to use as a mini cab office. The unit will therefore be of interest to investors or owner/occupiers. The property is located at the junction of Hertford Road, close to the A10 Great Cambridge Road, and approximately 2 miles from the multiple shopping facilities in Enfield Town Centre.

### ACCOMMODATION

Gross frontage 11', internal width 10' max, shop depth 13'10", built depth 27'5"

### TENURE

Leasehold – 99 years from 25 March 1973 at a fixed ground rent of £10pa

### LOCAL AUTHORITY & TAX RATING

London Borough of Enfield: 020 8379 1000  
Adopted Rateable Value: £1,600

### VENDORS SOLICITORS

Uday Radia, Irvings Solicitors, Scottish Provident House  
76-80 College Road, Harrow, Middlesex HA1 1BQ  
020 8427 6600

### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■