

OF INTEREST TO OWNER OCCUPIERS, DEVELOPERS AND INVESTORS

FREEHOLD SHOP AND UPPER PARTS

(WITH POTENTIAL FOR RESIDENTIAL CONVERSION, SUBJECT TO PLANNING)

20 DOWNS ROAD, ENFIELD, EN1 1PB



Location:

The property is located at the junction of Downs Road and Burleigh Road, in a predominantly residential, approximately half a mile to the east of the multiple shopping facilities of Enfield Town centre.



**Stephen James
Properties LLP**



Description:

The property comprises an end of terrace, two storey retail and residential building, with rear yard and outbuildings. The ground floor provides retail space with ancillary rear storage. Within the rear yard are two brick built outbuildings. The property is in need of refurbishment throughout. The first floor comprises a self-contained one bedroom flat, with independent ground floor entrance from Burleigh Road. The flat has not been inspected but we are informed that it is let on Assured Shorthold Tenancy, details of which are provided

below.

Floor Areas:

All floor areas are approximate only:-

Ground floor retail

| | | |
|-------------------------|------------------------|--------------------------|
| Gross Frontage | 22'9 | (6.95m) |
| Return frontage | 11'9 | (3.6m) |
| Internal Width | 20'3 narrowing to 14'5 | (6.18m – 4.4m) |
| Built Depth | 39'8 | (12.1m) |
| Sales area | 356sqft | (33.1m ²) |
| Rear store/office | 147sqft | (13.7m ²) |
| Outbuildings | 301sqft | (28m ²) |
| Total Floor Area | 804sqft | (75m²) |

Upper parts (not inspected, information provided by the vendor).

Separate ground floor entrance from Burleigh Road, staircase leading to first floor, 2 rooms, kitchen and bathroom. There may be potential to extend into the loft space, subject to planning.



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Planning:

The existing use of the ground floor is A1. There is potential for conversion to residential and interested parties are advised to make their own enquiries to London Borough of Enfield.

Tenure:

Freehold with vacant possession of the ground floor. The first floor flat is let to an individual on an Assured Shorthold Tenancy, expiring 5th November 2017, at a rent of £925 per calendar month.

Price:

Offers in the region of £450,000 subject to contract.

Rateable value:

Ground floor shop: £6,370

Interested parties are advised to make their own enquiries to the Valuation Office Agency, www.voa.gov.uk

Energy Performance Certificate (EPC):

Awaited.

Viewing

Strictly by appointment with Sole Agents, Stephen James Properties LLP

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**Stephen James
Properties LLP**

Misrepresentation Act: Whilst every care is taken in the preparation of these particulars, SJ Properties LLP and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority or warranty in relation to the property.

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