

# **Enfield** **557/559** **Hertford Road** **Middlesex** **EN3 5UQ**

- Freehold Estate Agent and Residential Investment
- Let on a new lease
- Situated adjacent to Barclays Bank
- Shop Rent Review 2016
- Total Current Rents Reserved

**£43,800 pa**

**SIX WEEK COMPLETION AVAILABLE**



## **Tenure**

Freehold.

## **Location**

Enfield is a popular North London suburb situated about 10 miles north of the city centre.

The property is situated to the north-east of Enfield town centre fronting Hertford Road (A1010). The A10 Great Edenbridge Road runs parallel (leading to the M25 Motorway to the north) access to which is via Turkey Street. The property forms part of a local parade of shops whose occupiers include HSBC, Coral, William Hill, Domino's, Greggs and a branch of Barclays Banks (adjacent).

## **Description**

The property is arranged on ground and one upper floor to provide a double fronted ground floor retail unit presently occupied as an estate agent's office. In addition, there are three self-contained flats one at ground floor level and two on the first floor above. The flats are approached from the rear. To the rear is a garden area which is presently used by the ground floor flat. There is also a small area of land to the rear, upon which is situated a store, which will not be included in the sale.

## **VAT**

VAT is not applicable to this lot.

## **Documents**

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	W J Meade LLP (1) (with personal guarantees)	Gross Frontage 8.60 m Net Frontage 8.25 m Shop Depth 6.55 m Built Depth 27.55 m	(28' 3") (27' 1") (21' 6") (90' 5") 20 years from 25.12.2011 Rent review and lessee's option to break every 5th year FR & I	£24,000 p.a.	Rent Review 2016
Ground	Individual	Ground Floor Flat	1 year Assured Shorthold Tenancy from 05.05.2011	£7,200 p.a.	
First	Individual	First Floor Flat	1 year Assured Shorthold Tenancy from 13.03.2011	£6,600 p.a.	
First	Individual	First Floor Flat	6 month Assured Shorthold Tenancy from 26.09.2010	£6,000 p.a.	

- (1) No. of Branches: 10. Website: [www.wjmeade.co.uk](http://www.wjmeade.co.uk)  
(2) There is a lessee's option to determine at the end of the 10th and 15th years.

**Total £43,800 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Simon Tennant, Colman Coyle. Tel: 0207 354 3663 Fax: 0207 226 1398 e-mail: [simon.tennant@colmancoyle.co.uk](mailto:simon.tennant@colmancoyle.co.uk)