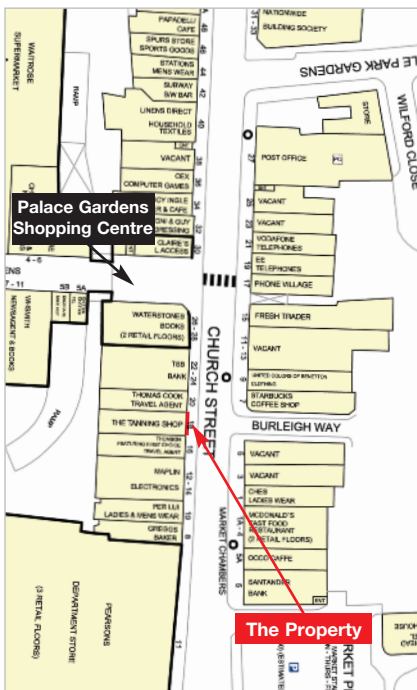


# Enfield 18 Church Street Middlesex EN2 6BE

- **Freehold Shop and Residential Investment**
- Comprises a shop and 3 flats let on Assured Shorthold Tenancies
- Well located close to Palace Gardens Shopping Centre
- Rent Review 2019
- Total Current Rents Reserved  
**£71,840 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Enfield, having a borough population of over 280,000, is located 12 miles north of Central London, immediately to the west of the A10 trunk road and less than 3 miles south of Junction 25 of the M25 Motorway. The property is well located on the south side of Church Street, close to an entrance to the Palace Gardens Shopping Centre. Occupiers close by include Pearsons Department Store, Greggs, Maplin, Thomson, Thomas Cook, Waterstones and Claire's Accessories, whilst opposite are Santander Bank, McDonald's, Starbucks and Benetton amongst others.

**Description**  
The property is arranged on basement, ground and three upper floors. The ground floor comprises a shop having ancillary basement accommodation, whilst the three upper floors provide three flats with self-contained access from the rear.

**VAT**  
VAT is applicable to this lot.

**Documents**

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

**Energy Performance Certificate**

Shop EPC Rating 93 Band D (Copy available on website).  
Flats EPC Ratings 51/52 Band E (Copy available on website).

**Viewings**

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 9 Enfield**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
18 Basement and Ground Floor	The Feel Good Group Ltd (t/a The Tanning Shop) (1)	Gross Frontage 5.80 m (19' 0") Net Frontage 5.30 m (17' 6") Shop and Built Depth 18.3 m (60' 0") Basement 40.25 sq m (433 sq ft) Ground Floor 77.40 sq m (833 sq ft) Total 117.65 sq m (1,266 sq ft)	A term of years commencing 01.01.2016 and expiring 24.03.2026 Rent review on 29.09.2019 to the higher of £44,625 or OMRV. Effectively FR & I	£42,500 p.a.	Rent Review 29.09.2019
18A First Floor	Individual	First Floor Flat – Living Room, 2 Bedrooms, Kitchen, Bathroom	Assured Shorthold Tenancy 6 months from 19.02.2014 at a rent of £875 p.c.m.	£10,500 p.a.	
18B Second Floor	Individual	Second Floor Flat – Living Room, Bedroom, Kitchen, Bathroom	Assured Shorthold Tenancy 12 months from 01.11.2015 at a rent of £775 p.c.m.	£9,300 p.a.	
18C Third Floor	Individuals	Third Floor Flat – Living Room/Kitchen, Bedroom, Bathroom	Assured Shorthold Tenancy 12 months from 15.08.2015 at a rent of £795 p.c.m.	£9,540 p.a.	

(1) Website Address: [www.thefeelgoodgroup.co.uk](http://www.thefeelgoodgroup.co.uk)

For the year ended 31st December 2014, The Feel Good Group Ltd reported a turnover of £10,751,501, a pre-tax profit of £558,704, shareholders' funds of £1,157,323 and a net worth of £1,123,233. (Source: riskdisk.com 12.04.2016.) The rent was paid by the Tenant for the first quarter and the Tenants are now enjoying a rent free period expiring on 4th August 2016. The Vendor will top this up by way of a reduction in the purchase price so the purchaser will effectively be receiving £42,500 per annum from completion.

**Total £71,840 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

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