



PROPERTY CONSULTANTS

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FREEHOLD SHOP AND UPPER PARTS WITH A3 CONSENT FOR SALE



**DURANTS ROAD, ENFIELD EN3
1,510 SQ FT (140.30 SQ M)**

Features Include:-

- *A3 consent
- *Security shutters
- *Storage/workshop to rear
- *Extension potential
- *Rear pedestrian access
- *Flat – 3 self contained rooms
- *Double glazed
- *Fire alarm system

Location:

Situated in Durants Road at the junction of Alma Road giving access to Mollison Avenue (A1055) and the industrial areas around. Brimsdown and Ponders End Railway Station are within half a mile providing regular services into London (Liverpool Street) with underground connections at Tottenham Hale (Victoria Line).

Description:

Comprising a lock up shop with rear storage/workshop facility and flat above currently arranged into three self-contained rooms each with WC, shower cubicle and cooking facilities. Each room produces £100 per week, including Council Tax and utility bills.

The premises would lend themselves to extension over the rear yard (subject to planning consent) to incorporate the rear store and substantially increase the size of the premises.

<u>Areas:</u>	Lock up shop	413 sq ft	(38.36 sq m)
	Workshop/storage	206 sq ft	(19.16 sq m)
	First floor flat	423 sq ft	(39.29 sq m)
	Total area	1,042 sq ft	(96.81 sq m)

Terms: Available Freehold at £249,995 (subject to contract).

Business Rates: London Borough of Enfield - TBC. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge: Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: **By Appointment only**
Via Claridges Commercial – 0845 205 0007