

FOR SALE

1,088 Sq Ft (101.08 Sq M)

- Ground floor retail unit
- 2 Bedroom flat to upper parts
- Suitable for a variety of uses within Use Class E
- Within 500m of Enfield Lock Railway Station



99 Ordnance Road

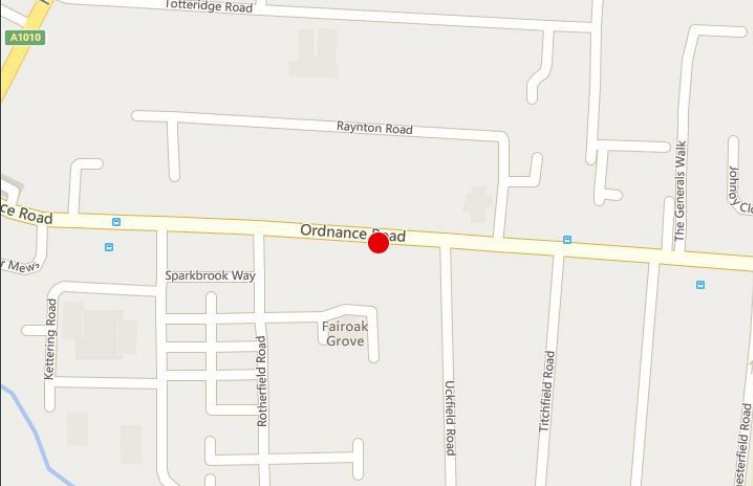
Enfield, EN3 6AG

>D KirkbyDiamond

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kirkbydiamond.co.uk



LOCATION

- The premises are located on the south side of Ordnance Road close to its junction with Hertford Road
- The property is approximately mid-way between Enfield Lock and Turkey Street Underground Stations
- There are a number of bus routes so transportation links are considered excellent

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Google Maps

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DESCRIPTION

- The property comprises a ground floor retail unit currently being used as a laundrette and a two bedroom flat to the upper parts
- The ground floor is roughly rectangular in shape and comprises a main sales area to the front with store and plant rooms to the rear
- The flat is accessed via a side gate to the right-hand side of the property and comprises a kitchen and lounge, bathroom and two bedrooms

TERMS

The freehold interest is available at a quoted price of £495,000. VAT is payable on the purchase price.



ACCOMMODATION

Ground Floor Shop	49.89 SQ M	537 SQ FT
First Floor Flat	51.19 SQ M	551 SQ FT
Total	101.08 SQ M	1,088 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

Business Rates: The rateable value is £8,300. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

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