

FOR SALE

17,870 Sq Ft
(1,660.12 Sq M)

- › Multi-let investment opportunity
- › Possibility of vacant possession of the part
- › Potential for alternative uses



19 Queensway

Ponders End, Enfield, EN3 4SA

Contact: Paul Quy or Eamon Kennedy
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eddisons.com





Location

- Ponders End is the south-eastern part of Enfield and is located in Greater London.
- Main connection via Southbury road to the Great Cambridge Road (A10) providing a direct connection to London and the North Circular Road (A406), and M25 Junction (25).
- Closest overground station is Southbury overground – providing a direct connection to Seven Sisters underground Station (12 mins) and Liverpool Street Station (34 mins).
- Close by surrounding the Queensway are the Ponders End Park, several restaurants, Tesco Extra and car repair shops.

 what3words

///rival.stores.cave

 Google Maps

Click here



Description

- 19 Queensway is a multi-let investment opportunity situated in Ponders End, close to Tesco's, Southbury station and Great Cambridge Road (A10).
- The units are currently let to 3 tenants. Units 1 & 2 are let to the sellers business. All leases expire April 2029.
- **Rental income:**
Units 1 & 2 – £63,830 pax (£10 psf)
Units 3, 3a & 4 – £42,910 pax (£10 psf)
Unit 5 – £42,000 pax (£5.83 psf)
Total – £148,740 pax
- Full tenancy information available on request.

Terms

The freehold is available to purchase. Price on application.

Accommodation (Gross Internal Area*)

Units 1 & 2	592.7 SQ M	6,380 SQ FT
Units 3, 3A & 4	398.63 SQ M	4,291 SQ FT
Unit 5	668.79 SQ M	7,199 SQ FT
Total	1,660.12 SQ M	17,870 SQ FT

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

EPC:

Units 1 & 2 – D90
 Units 3, 3a & 4 – E102
 Unit 5 – E122

Business Rates: For the rates payable please contact us or www.voa.gov.uk

Contact:

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