

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

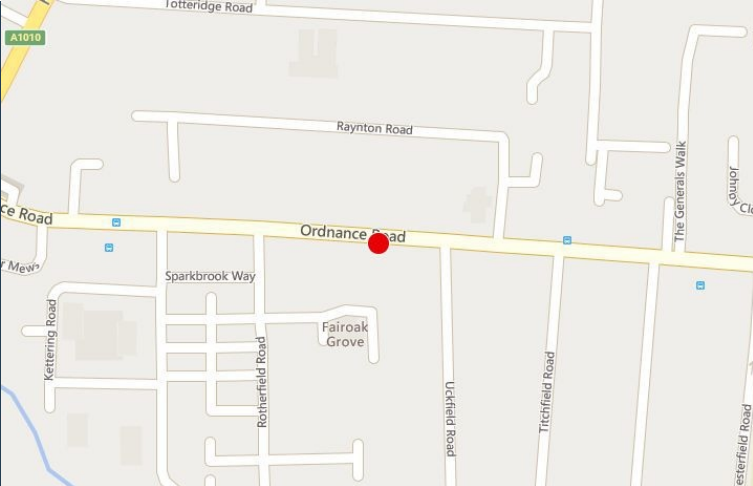


99 Ordnance Road

Enfield, EN3 6AG

Contact: Hugo Harding or Matthew Bowen
Tel: 01727 575 445
eddisons.com





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

/// what3words

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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
- The property has a potential extension to the rear (STTP).

Terms

The freehold interest is available at a quoted price of £525,000. VAT is not 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: C

Business Rates: The rateable value is £9,900. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Contact:

HUGO HARDING

[07425 243 317 hugo.harding@eddisons.com](mailto:hugo.harding@eddisons.com)

MATTHEW BOWEN

[07442 820 386 matthew.bowen@eddisons.com](mailto:matthew.bowen@eddisons.com)

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