

***** PRICE REDUCTION *****
FREEHOLD FOR SALE
SHOP & UPPER PARTS (CLASS E USE)

122c CHASE SIDE, ENFIELD, EN2 0QN



Location:

The property is located in a busy secondary main road position on the western side of Chase Side, Enfield, opposite the junction with Halifax Road. Local occupiers include a wide range of retailers, restaurants and other businesses, serving the densely populated local residential area.

Description:

The property comprises a mid-parade retail unit with rear storage and yard. The first floor provides a three bedroom flat in excellent condition. The flat is currently accessed from the rear of the shop via a rear pathway but could be made self-contained.

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Dangerfield Property

Tel: 020 8886 7449 Email: jeremy@dangerfieldproperty.co.uk

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VAT No: 316 6522 12, Registered Office: 1 Warner House, Harrobian Business Village, Bessborough Road, Harrow, HA1 3EX

The premises have been used as a hairdressing salon for many years and are in excellent condition, fully fitted for this use however as the property falls within Class E of the Town & Country Planning (Use Classes) Order 2020, it can be used by a variety of occupiers including retail, offices, restaurant, day nursery, day centre and gym/fitness.



Floor Areas:

Ground floor

Gross Frontage	13'3	(4m)
Internal Width	12'8	(3.9m)
Built Depth	71'6	(21.8 m)
Ground floor sales	654 sqft	(60.8m ²)
Rear storage	380 sqft	(25.6 m ²)
Total ground floor area	1,034 sqft	(96.1 m²)

First floor

3 bedroom flat	826sqft	(76.8 m²)
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TOTAL FLOOR AREA	1,860 SQFT	(172.8 M²)
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Tenure:

Freehold with full vacant possession on completion

Price:

OFFERS IN THE REGION OF £590,000 subject to contract.

Rateable value:

We understand the property has a rateable value of £9,800. Interested parties are advised to make their own enquiries to www.voa.gov.uk

Energy Performance Certificate (EPC):

To be provided.

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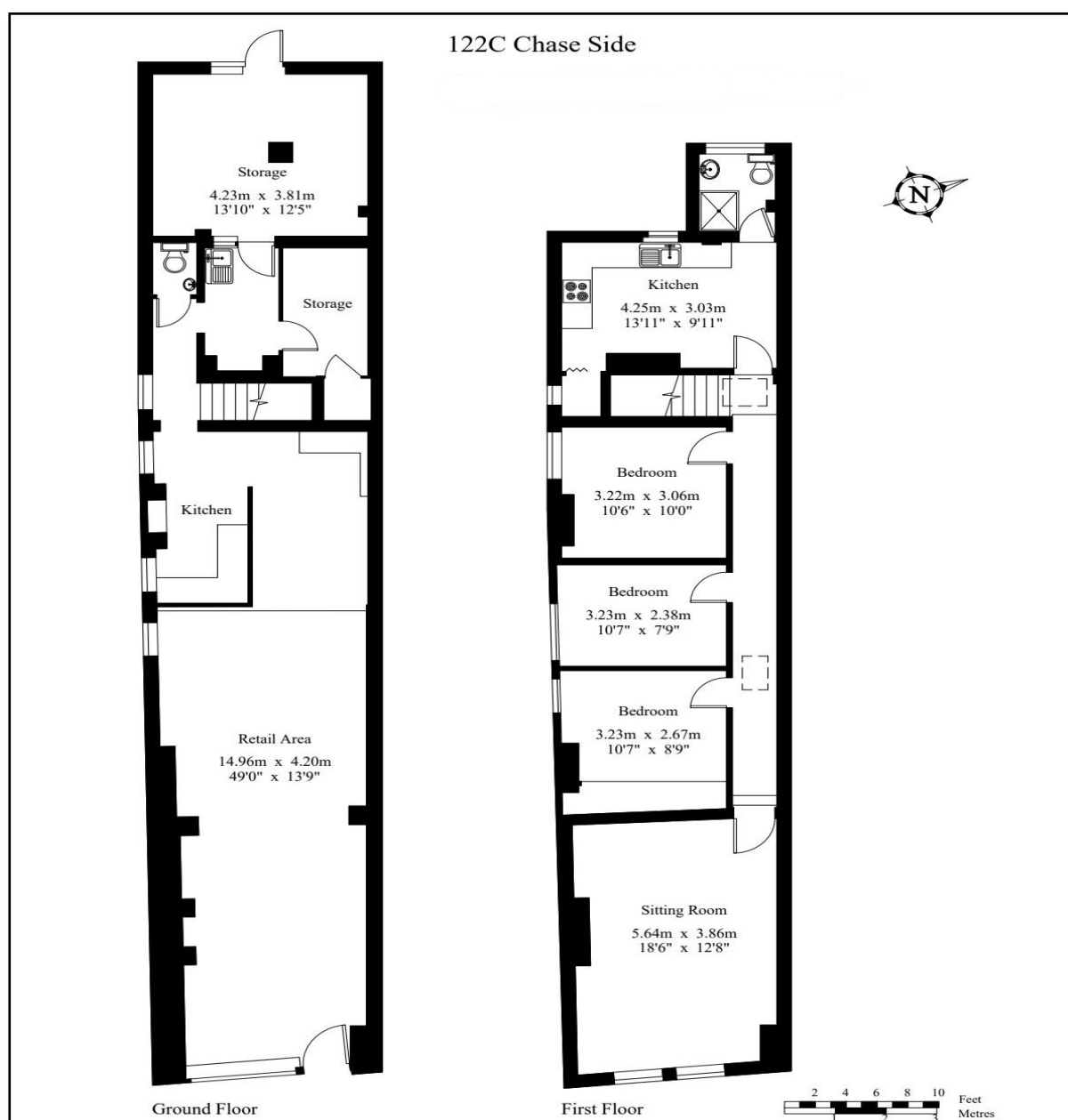
DANGERFIELD
PROPERTY

Viewing

Strictly by appointment with Sole Agents, Dangerfield Property.

Contact: Jeremy Dangerfield 020 8886 7449, 07775 625 674

jeremy@dangerfieldproperty.co.uk



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