



DANGERFIELD
PROPERTY

**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.

Misrepresentation Act: Whilst every care is taken in the preparation of these particulars, Dangerfield Property Ltd and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority or warranty in relation to the property.

Dangerfield Property

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

Dangerfield Property Limited is a Private Limited Company registered in England and Wales, Registered Number 11815131
VAT No: 316 6522 12, Registered Office: 1 Warner House, Harrovia Business Village, Bessborough Road, Harrow, HA1 3EX



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Description:

The property comprises a mid-parade retail unit with rear storage and yard. The first floor provides a three bedroom, currently accessed from the rear which could be made self-contained. See proposed plan attached. The premises have been used as a hairdressing salon and has Class E use allowing a variety of occupiers including retail, offices, restaurant, day nursery, medical and gym/fitness.



Floor Areas:

Ground floor	1,034 sqft	(96.1 m ²)
First floor flat	826sqft	(76.8 m ²)
TOTAL FLOOR AREA	1,860 SQFT	(172.8 M²)

Tenure:

Freehold with full vacant possession on completion

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Price:

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

Rateable value:

We understand the property has a rateable value of £9,800.

Energy Performance Certificate (EPC):

C - 67

Viewing

By appointment with Sole Agents, Jeremy Dangerfield, Dangerfield Property.
020 8886 7449, 07775 625 674 jeremy@dangerfieldproperty.co.uk



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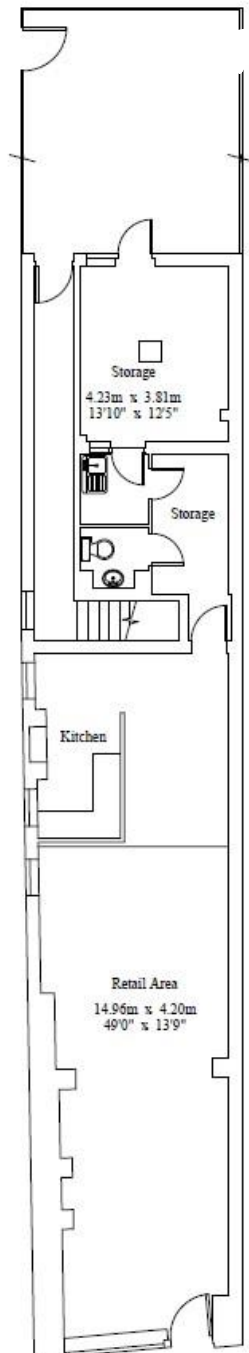
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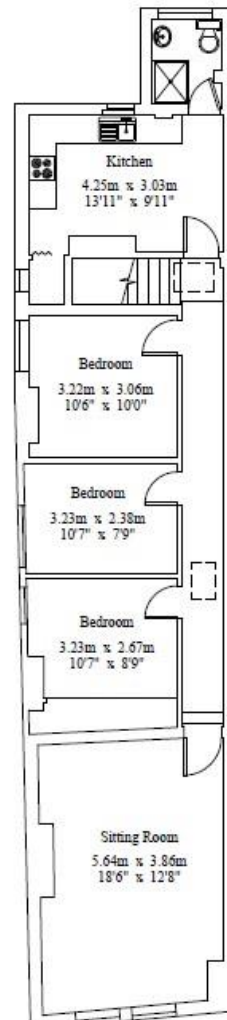
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Ground Floor



First Floor



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