

FREEHOLD RETAIL & RESIDENTIAL INVESTMENT
80 & 80A CHASE SIDE, ENFIELD, EN2 6NX



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.

Investment Summary

- Fully let shop and upper part.
- Long established retail tenant, lease expiring July 2028.
- Self-contained flat above, let on Assured Shorthold Tenancy expiring April 2026.
- Producing at total income of £27,720 pax.
- Freehold – VAT not applicable.
- £400,000, subject to contract.



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Location

The property is located in a busy secondary main road position on the western side of Chase Side, Enfield, close to the junction with Holtwhites Hill / Parsonage Lane. 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 self-contained upper part. The ground floor has been a barbers shop for many years and provides a retail area and rear storage with access to a rear garden. The first floor has a separate front entrance and is arranged to provide two bedrooms, reception room with kitchen and bathroom with toilet.

Floor Areas

All floor areas are approximate only:

Ground floor 470 sqft (43.7 m²)

First floor flat 453 sqft (42.1 m²)

Tenure

Freehold, subject to the existing tenancies.

ADDRESS	TENANT	RENT PA	LEASE TERM	EXPIRY DATE
Ground Floor Shop 80 Chase Side	Douglas Vincent & Anne Marie Vincent	£15,000	5 years from 24/07/2023 (lease renewal)	23/07/2028
First Floor Flat 80a Chase Side	Two individuals	£12,720	Assured Shorthold Tenancy 12 months from 14/04/2025	13/04/2025
TOTAL RENT		£27,720		

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Price

£400,000, subject to contract, for the freehold interest, subject to the existing tenancies. The property is not elected for VAT.

EPC

Band D - 93

Further information

For further information please contact Jeremy Dangerfield, Dangerfield Property:

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