

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.

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, 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)
-----------------------	----------------	-----------------------------

TOTAL FLOOR AREA	1,860 SQFT	(172.8 M²)
-------------------------	-------------------	------------------------------

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, Harrobian Business Village, Bessborough Road, Harrow, HA1 3EX



Tenure:

Freehold with full vacant possession on completion

Price:

Offers in excess of £600,000 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.

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, Harrobian Business Village, Bessborough Road, Harrow, HA1 3EX



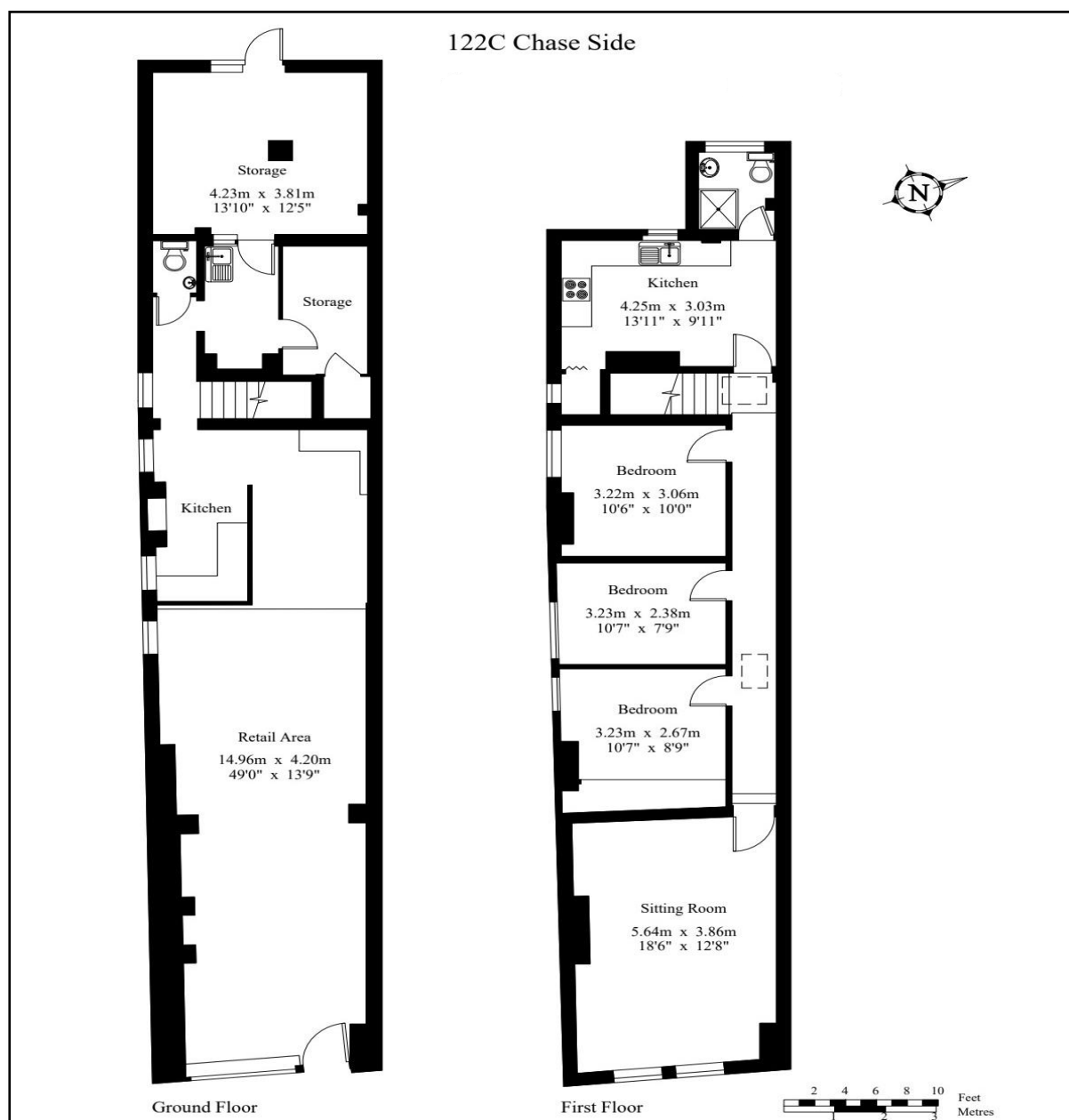
DANGERFIELD
PROPERTY

Viewing

Strictly by appointment with Sole Agents, Dangerfield Property.

Contact: Jeremy Dangerfield 020 8886 7449, 07775 625 674

jeremy@dangerfieldproperty.co.uk



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, Harrobian Business Village, Bessborough Road, Harrow, HA1 3EX