

**OF INTEREST TO DEVELOPERS / OWNER OCCUPIERS / INVESTORS**

# **FREEHOLD FOR SALE**

**FORMER ROYAL BRITISH LEGION CLUB  
HOLTWHITES HILL, ENFIELD, EN2 ORX**

**14,000 SQFT ON 0.67 ACRE SITE(APPROX)**



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

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

- **FORMER ROYAL BRITISH LEGION CLUB.**
- **EXISTING TWO STOREY FORMER CLUB BUILDING 11,000 SQFT & REAR WORKSHOPS 3,000 SQFT (APPROX).**
- **SITE AREA 0.67 ACRES (APPROX).**
- **POTENTIAL FOR ALTERNATIVE USES, STP, INCLUDING NURSERY SCHOOL, LEISURE, MEDICAL / HEALTH, EDUCATIONAL, RELIGIOUS, RETAIL.**
- **EXISTING PLANNING CONSENT FOR RESIDENTIAL DEVELOPMENT.**
- **UNCONDITIONAL FREEHOLD OFFERS INVITED.**
- **PRICE ON APPLICATION.**



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**Location:**

The property is located on the southern side of Holtwhites Hill, close to the junction with Chase Side. Vehicular access is provided at the rear via Trinity Street. The surrounding area is a mixture of residential properties, retail, restaurants and other local businesses.

Junctions 24 & 25 of the M25 are both approximately 2 miles to the north and the A10 Great Cambridge Road, approximately a mile to the east.



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**Description:**

The property comprises a two storey former Royal British Legion club with ancillary buildings and large yard at the rear.

The main front building provides a large club area, including bar, lounge areas, offices and stores on the ground floor. The first floor is served by a passenger lift and provides another large open plan meeting hall, with bar, separate kitchen and stores. The building needs refurbishment.

The rear yard, accessed from Trinity Street, is self-contained, concrete surfaced and accommodates a single storey older style workshop, single storey office/store and a former fire station tower.



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**Floor Areas:**

Main club building approx	11,000 sqft	(1,022.3 m <sup>2</sup> )
Rear workshop approx	1,800 sqft	(167.3 m <sup>2</sup> )
Rear storage/office approx	1,200 sqft	(111.5 m <sup>2</sup> )
<b>Total GIA approx</b>	<b>14,000 sqft</b>	<b>(1,301 m<sup>2</sup>)</b>
<b>Total site area approx</b>	<b>0.67 acres</b>	<b>0.27 hectares</b>

**Planning:**

The property has the benefit of planning consent for the conversion of the front building to 10no. flats and construction of 6no. houses at the rear. Full details available via the following link:

<https://planningandbuildingcontrol.enfield.gov.uk/online-applications/applicationDetails.do?keyVal=PEWHRMJNL4900&activeTab=summary>

**Terms:**

Unconditional offers invited for the freehold interest.

**Price:**

On application.

**Viewing**

Strictly by appointment with Sole Agents, Dangerfield Property

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