



GILMARTIN LEY

# Freehold Retail Shop Investment For Sale - Enfield EN1

**9 Cambridge Parade  
Great Cambridge Road,**

**Enfield, EN1 4JU**



## Area

Net Internal Area: 154 sq.m. (1,653 sq.ft.)

## Price

Offers in excess of £249,000 subject  
to contract



## Property Description

### Features

- > Retail A1 use - currently general store and off licence
- > Aluminium framed and glazed shop front
- > Rear loading access
- > Alarm and air conditioning
- > Newly refurbished internally
- > Suspended ceiling
- > Ceramic tiled floor
- > 3 phase electricity supply - new light fittings
- > Parking to Cambridge Parade



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Total commercial floor area	153.60	1653	

## Property Location

The premises are located on Cambridge Parade just north of Carterhatch Lane fronting Great Cambridge Road (A10).

**2010 Rateable Value** £0.00

**Estimated Rates Payable** £0 per annum

**Service Charge p.a.**

## Terms

Subject to full vacant possession of the ground floor shop premises only. The residential flat above has been sold on a long lease subject to a nominal ground rent and does not form part of the disposal.

## Legal Fees:

Both parties' legal fees borne by purchaser

## Local Authority:

London Borough of Enfield

## Viewings:

By prior appointment with Gilmartin Ley, telephone 020 8882 0111

## Further information at:

<http://www.gilmartinley.co.uk/properties/18041>

## Last Updated:

18 Jul 2007

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