



Prominent Pub/Restaurant Opportunity

Incentives available for Pub Operators - Alternative Uses may be suitable (subject to planning consent)

69 Ordnance Road,
Enfield,

MIDDLESEX EN3 6AQ



Online details
19101

Area
Gross Internal Area: 432 sq.m. (4,650 sq.ft.)

Rent
£40,000 per annum (approx. £3,333 monthly) subject to contract

Property Description

A prominent 1970's detached building on a corner site of approximately 0.23 acres. The property comprises a Public House, which ceased trading some time ago.

The accommodation is arranged principally at ground floor with extensive bar lounge, toilet facilities and stores and has a gross internal area of approximately 298.27 sq.m. (3,211 sq.ft.). The first floor comprises a three bedroom flat with a gross internal area of approximately 133.78 sq.m. (1,440 sq.ft.).

In addition there is a single garage and enclosed storage yard as well as external seating areas and car parking.

Alternative Uses

- *Community Use
- *Creche
- *Day Nursery/Day Centre
- *Retail A1
- *Religious Use
- *Medical Centre
- *Education and Training Centre
- *Car Showroom



Our ref: 19101

Dedicated property search



Gilmartin Ley
Commercial Property Consultants for North London
Alfred Imber House, 62a Highgate High Street, Highgate, London N6 5HX
Tel: 020 8882 0111 Fax: 020 8882 6659
www.gilmartinley.co.uk





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Accommodation	Area sq.m.	Area sq.ft.	Status
Ground Floor	298.27sq.m.	3210sq.ft.	
First Floor	133.78sq.m.	1439sq.ft.	
Garage Store	12.00sq.m.	129sq.ft.	
Enclosed storage yard			
External seating areas			
Ample Car Parking			

Property Location

The property is situated on the south side of Ordnance Road on the west corner of Rotherfield Road in Enfield Wash. The Hertford Road A1010 is a few minutes walk to the west with its local shopping facilities.

2010 Rateable Value £9000.00

Estimated Rates Payable £3450 per annum

Service Charge p.a.

Premium £0

Terms New lease on flexible terms to be agreed

Legal Fees: Both parties' legal fees borne by incoming tenant

Local Authority: London Borough of Enfield

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Last Updated: 08 May 2012

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