

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



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









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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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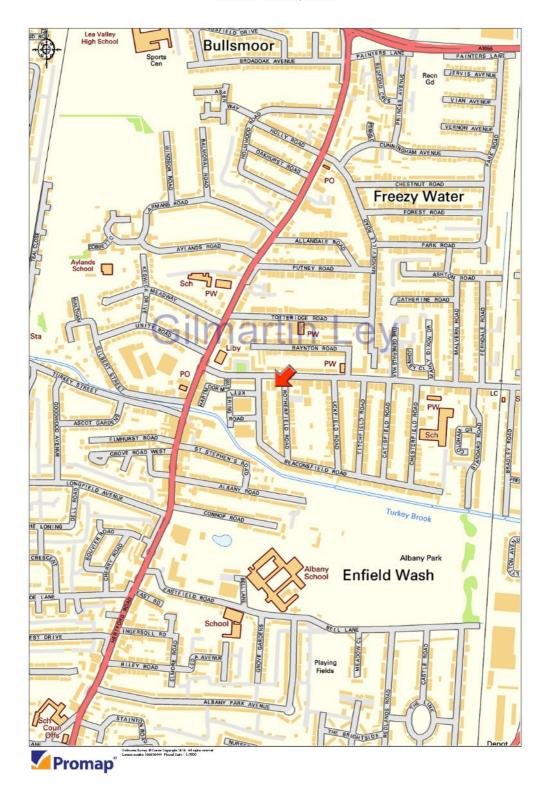






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