



Members Club With Development Potential - Enfield EN3

Bids Due Midday on 31st January 2013

**Arras Club,
396-398 Hertford Road,
Enfield
ENFIELD EN3 5QS**



Online details
21821

Area
Gross Internal Area: 683 sq.m. (7,352 sq.ft.)

Price

Property Description

Formerly known as the Arras Club, the property has been used as a social club for assembly and leisure activities. The property was originally built in the 1900s and opened for comrades of The Great War.

The building is of brick construction with a pitched main roof and shallow pitched extension roof. The property has been the subject of various extensions and modifications over a number of years.

The property benefits from gas fired central heating. The ground floor area is arranged with a large front games area and a substantial centre main bar and lounge/function room. There is a secondary bar/lounge area and a further bar/lounge at the rear.

The first floor is accessed from a separate entrance and also has its own substantial bar/lounge area.

The ground and first floors each benefit from independent male and female toilet facilities.

The property features a large rear garden with covered seating area measuring approximately 360 square metres.

We understand that the advertisement hoarding on the northern flank wall has been sold in recent years on a 99 year lease at a nominal or peppercorn ground rent.

- *Site Area 0.26 Acres
- *Large private rear garden
- *Prominent position
- *Alternative planning use / development potential
- *2 x ground floor bar areas, 1 x first floor bar area
- *Offers invited by midday 31st January 2013



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Accommodation	Area sq.m.	Area sq.ft.	Status
Ground Floor	527.25sq.m.	5675sq.ft.	
First Floor	155.83sq.m.	1677sq.ft.	
Rear Garden	360.00sq.m.	3875sq.ft.	

Property Location

The property is situated on the west side of Hertford Road (A1010) immediately north of Durants School and the junction of Pitfield Way.

The property has good road communications (approximately 1.25 miles south of Junction 25 of the M25 motorway) and is well served in terms of public transport; Turkey Street Railway Station located less than 0.5 miles to the north-west and numerous bus routes operate frequent services along Hertford Road

The immediate area is predominantly residential, characterised mainly by 1930s built housing and the location has a vibrant community character, with local retail shopping parades occupied mainly by sole traders.

2010 Rateable Value £17750.00

Estimated Rates Payable £7561 per annum

Service Charge p.a. N/A

Terms Freehold for sale. Offers due by midday 31st January 2013

Legal Fees: Each party bears own legal fees

Local Authority: London Borough of Enfield

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

Last Updated: 07 Feb 2013

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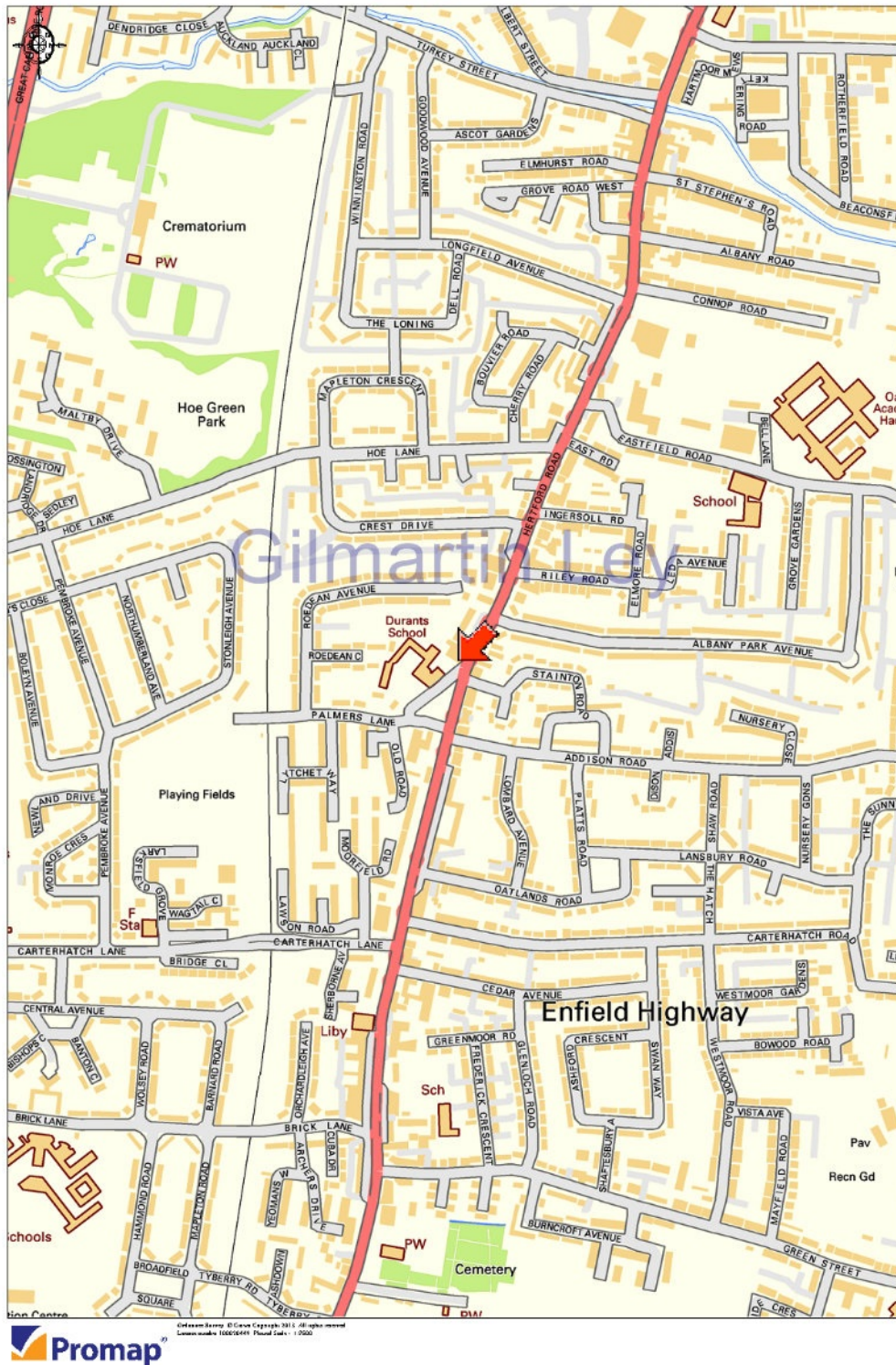
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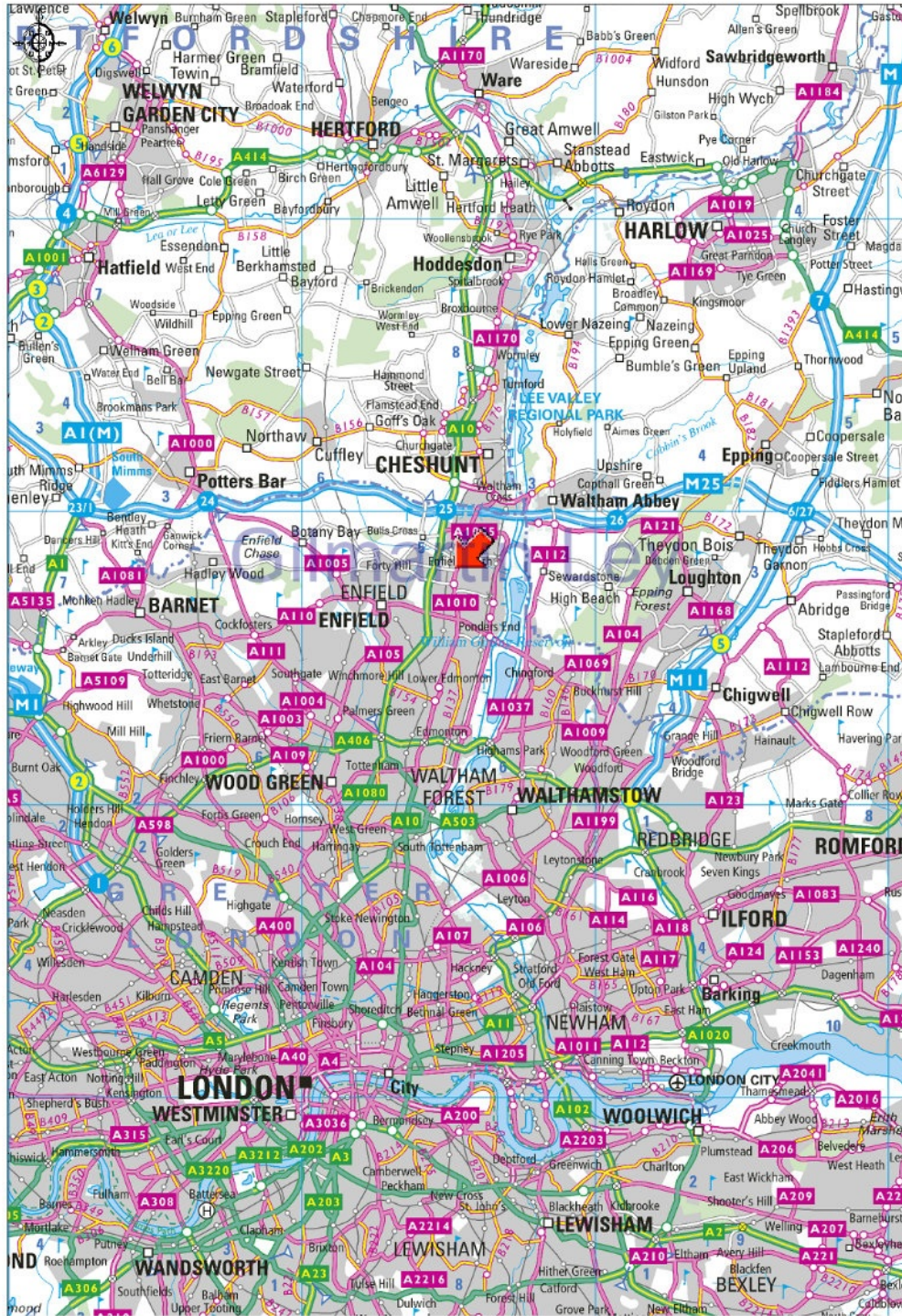
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Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley

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