



# Purpose Built Town Centre D1 Building To Let - Enfield EN1

Suitable for a variety of alternative uses STPP

GILMARTIN LEY

St Andrew's Parish Centre  
Silver Street,

ENFIELD, EN1 3EG



### Area

Gross Internal Area: 463 sq.m. (4,979 sq.ft.)

### Rent

Guide Rent £140,000 per annum  
(approx. £11,667 monthly) subject  
to contract

### Property Description

The property comprises the entire ground floor of this purpose-built parish centre building.

The property is currently configured to provide: a large main hall, office room, additional large meeting room / classroom, kitchen, canteen / dining room, a number of ancillary storage rooms, separate male, female and disabled WC facilities, all accessed off an L-shaped entrance lobby / reception area. A sizable garden / private outdoor area is accessed through the double doors from the main hall area and wraps around the west and north elevations of the hall building.

The property provides scope for internal reconfiguration and the construction of a mezzanine floor in the main hall which our client would approve in principle.

The property will include 12 parking spaces within the car park, which is accessed via a security barrier off Silver Street.

- > Rarely available 4,979 sq ft town centre D1 property available on a new lease
- > Possession available from 6th January 2020
- > 12 car parking spaces within the CCTV monitored car park
- > Substantial private outdoor space / garden
- > Suitable for a number of alternative uses STPP
- > Security & fire alarms
- > Enfield Town Overground Station less than 150 metres
- > Enfield Chase Rail Station less than 0.7 km (0.43 miles)



Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground floor	462.58	4,979	
External Private Yard / Garden	190.50	2,050	
Car Parking			12 parking spaces



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### Property Location

The property is situated on the west side and at the southern end of Silver Street, in the heart of Enfield Town Centre.

The property is located in a desirable part of this affluent North London suburb, only 10 miles north of Central London.

Enfield provides a diverse range of shopping and leisure facilities. Occupiers include: Marks and Spencer, H&M, Pearsons, Waitrose, Lidl, Barclays, Metro Bank, Santander, Starbucks, Café Nero, Boots, WHSmith, Holland & Barrett, TK Maxx, Nuffield Health Fitness & Wellbeing Gym and Nandos as well as many other established independent retailers, restaurants, bars & public houses. The Civic Centre offices are located circa 250 metres to the north.

Communications are excellent. Junction 25 of the M25 is approximately 2.5 kilometres (4.0 miles) to the north and the A406 North Circular Road is approximately 2.4 kilometres (4.0 miles) to the south.

Enfield Town London Overground Station is only 150 metres south-east of the property, which provides frequent services to Seven Sisters Station (Victoria Line) and London Liverpool Street Station with travel times of approximately 14 minutes and 34 minutes, respectively. Enfield Chase Station is 0.7 kilometres (0.43 miles) west of the property, which provides frequent southbound services to Finsbury Park Station (Victoria and Piccadilly Lines) and Moorgate Station (Northern Line) with travel times of approximately 19 minutes and 35 minutes, respectively.

### Service Charge p.a.

The lease is to be fully repairing and insuring of the entire envelope which is to be occupied including roofs and external walls and a 50% liability to contribute towards the cost of repairing the roof of the residential accommodation which is over part of the space to be leased. The tenant is also to make a proportionate contribution towards the maintenance and upkeep of the car park and shared access areas.

### Premium

Nil

### Terms

Available on a new effectively fully repairing and insuring lease on terms to be agreed.

### Legal Fees:

Each party is to bear its own legal fees

### 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/27615>  
Offer Requirements Document  
Proposed indicative demise plan  
Floor plan  
Energy performance certificate

### Last Updated:

27 May 2020

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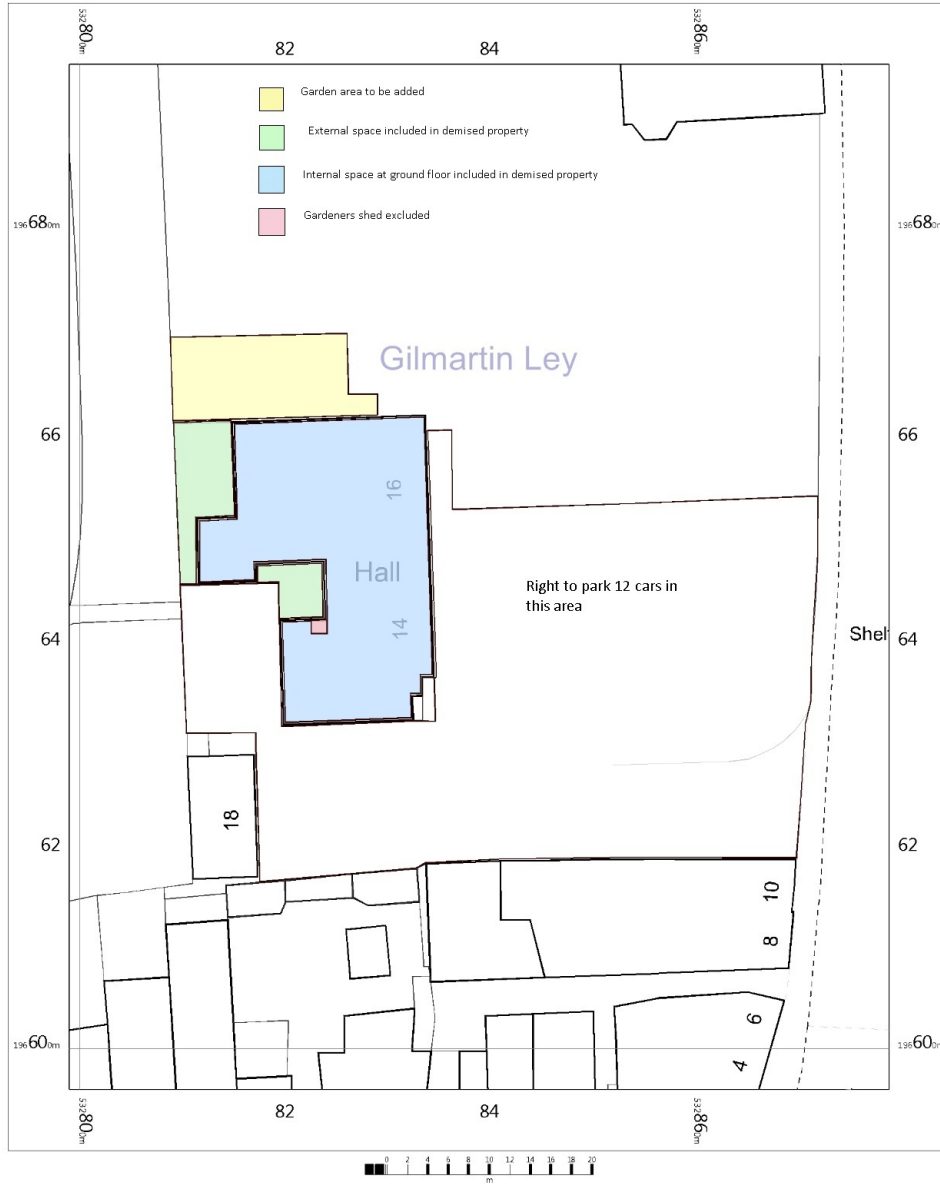


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OS MasterMap 1250/2500/10000 scale  
Tuesday, July 9, 2019, ID: CM-00812900  
www.centremapslive.co.uk

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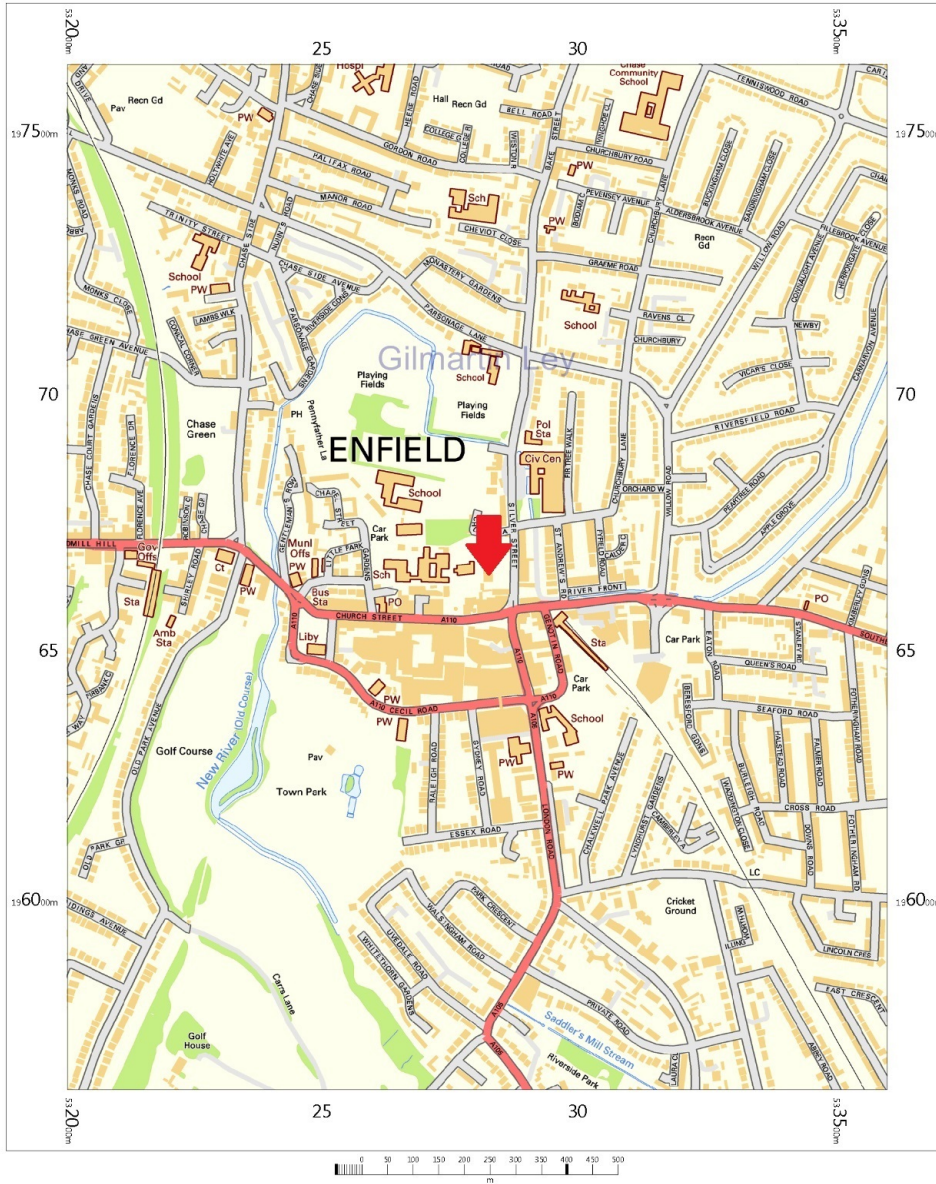


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OS Streetview  
 Monday, July 8, 2019, ID: CM-00812434  
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Our ref: 27615

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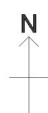
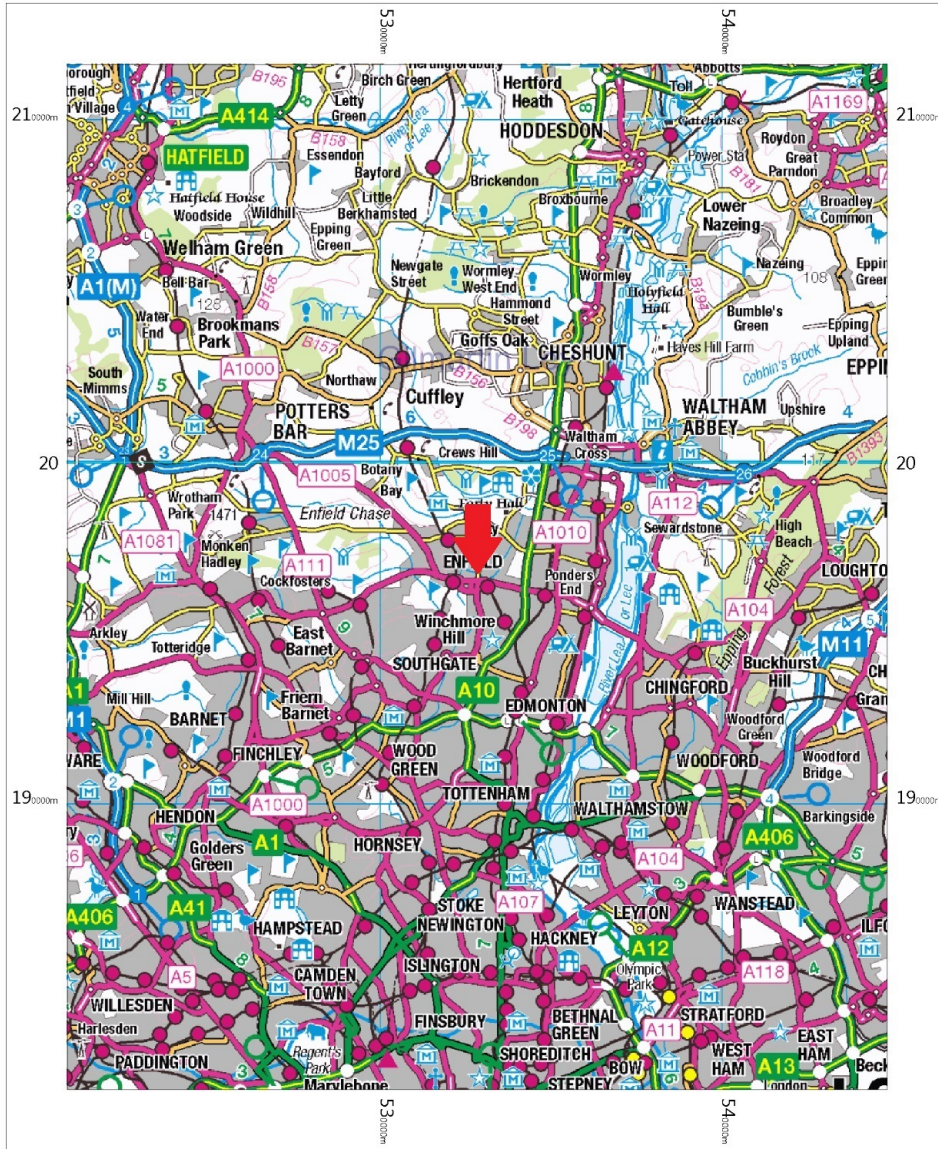


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OS 250k scale raster  
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Our ref: 27615

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