



GILMARTIN LEY

Freehold Vehicle Repair Garage / Workshop For Sale - Enfield EN3

**58b Alexandra Road,
Brimsdown,
ENFIELD, EN3 7EH**



Area

Gross Internal Area: 305 sq.m. (3,282 sq.ft.)

Price

Guide Price £475,000 subject to contract



Property Description

The property comprises predominantly single storey motor-trade workshop and yard.

The property is currently configured to accommodate a small customer and reception area, WCs and offices. There is a small mezzanine above the offices used for additional storage.

The workshop has a spray booth & associated extraction, 2 x vehicle ramps and a ceiling mounted Reznor space heater, which we have been advised are all in working order.

The workshop is accessed via a single electronically operated loading door.

Key considerations

- > Rarely available freehold vehicle repair garage / workshop with vacant possession
- > Gross internal area: 304.97 sq.m (3,283 sq.ft)
- > Forecourt and side yard: 164.11 sq.m (1,766 sq.ft)
- > 2 x vehicle ramps and spray booth with extraction
- > Separate office, reception area, WCs and spray booth
- > Eaves Height 3.36 m. Apex 5.56 m
- > Electrically operated loading load 3.04 m high x 4.14 m wide
- > Medium term development potential with possible future redevelopment of the Alma Road Industrial Estate
- > Excellent transport communications
- > Great Cambridge Road (A10) 1.6 kilometres (0.99 miles)
- > M25 motorway 3.75 kilometres (2.33 miles)



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Accommodation

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	284.87	3,066	
Mezzanine	20.10	216	
Forecourt and Side Yard	164.11	1,766	

Property Location

The subject property is located off the east of Alexandra Road via a vehicular accessway to the southern side of Blu-Ray House within the well established Alma Road Industrial Estate, only 3.0 kilometres (1.86 miles) to the east of Enfield Town Centre.

The property is well located, both in terms of road and rail communications.

The North Circular Road (A406) is 4.13 kilometres (2.56 miles) to the south. The Great Cambridge Road (A10) is 1.6 kilometres (0.99 miles) to the west, which in turn provides access to the M25 (Junction 25) motorway is circa 3.75 kilometres (2.33 miles) to the north.

Brimsdown and Ponders End Railway Stations are 0.75 km (0.47 miles) north east and 0.9 km (0.55 miles) south east respectively. These provide frequent southbound services to Tottenham Hale Station (Victoria Line) with a travelling time of circa 8 minutes and London Liverpool Street Station with 22 minutes travelling time.

The following bus services operate in proximity to the property: 121 (Enfield Lock/Turnpike Lane), 191 (Brimsdown/Edmonton Green), 307 (Barnet/Brimsdown) and 313 (Chingford/Potters Bar).

2017 Rateable Value £18000.00

Estimated Rates Payable £8640 per annum

Service Charge p.a. TBC

Terms Freehold for sale with vacant possession.

The property is not currently elected for VAT.

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/27956>
Energy Performance Certificate
Offer Requirements Document
Site Plan

Last Updated: 13 Jul 2021

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Our ref: 27956

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

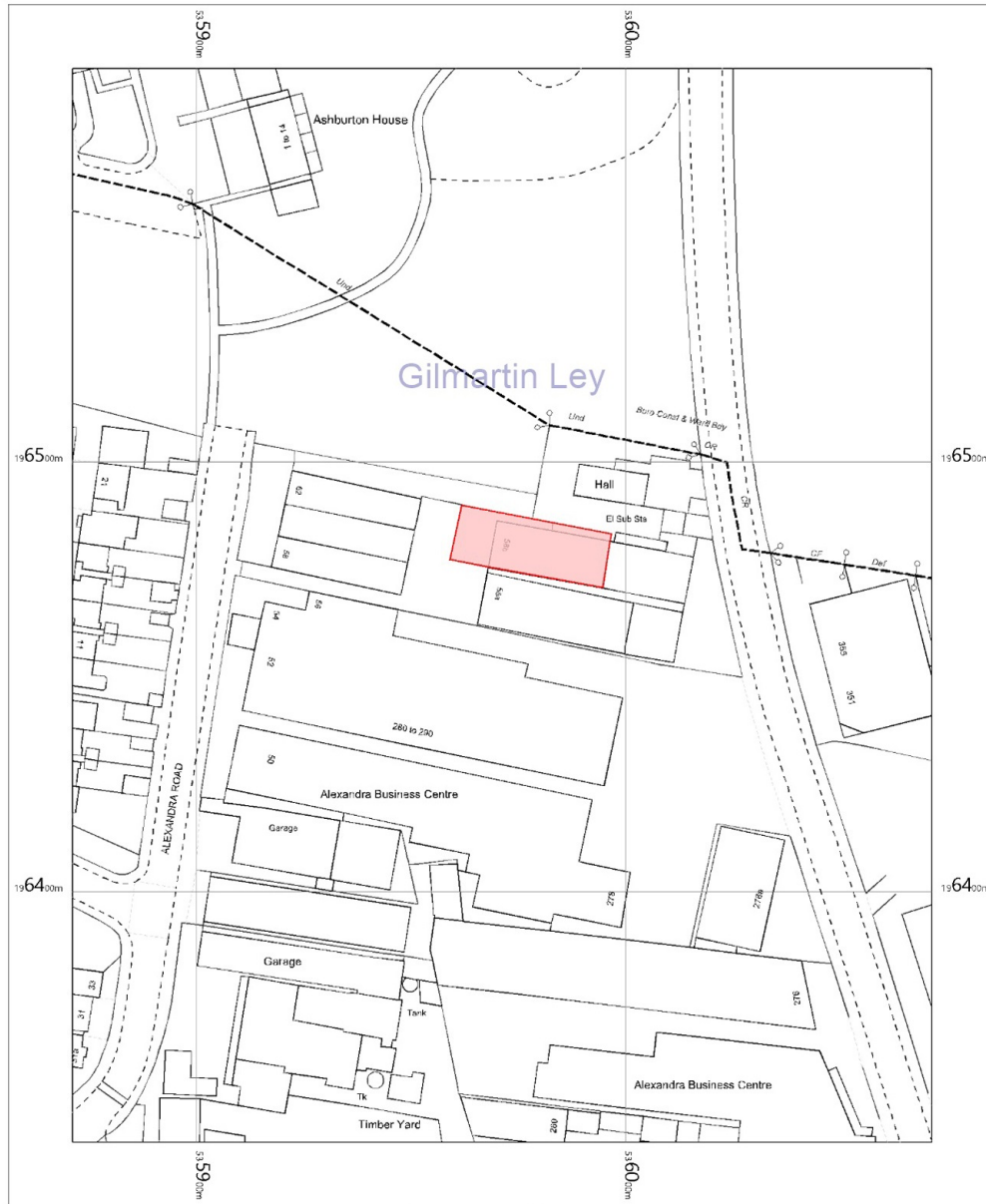
Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



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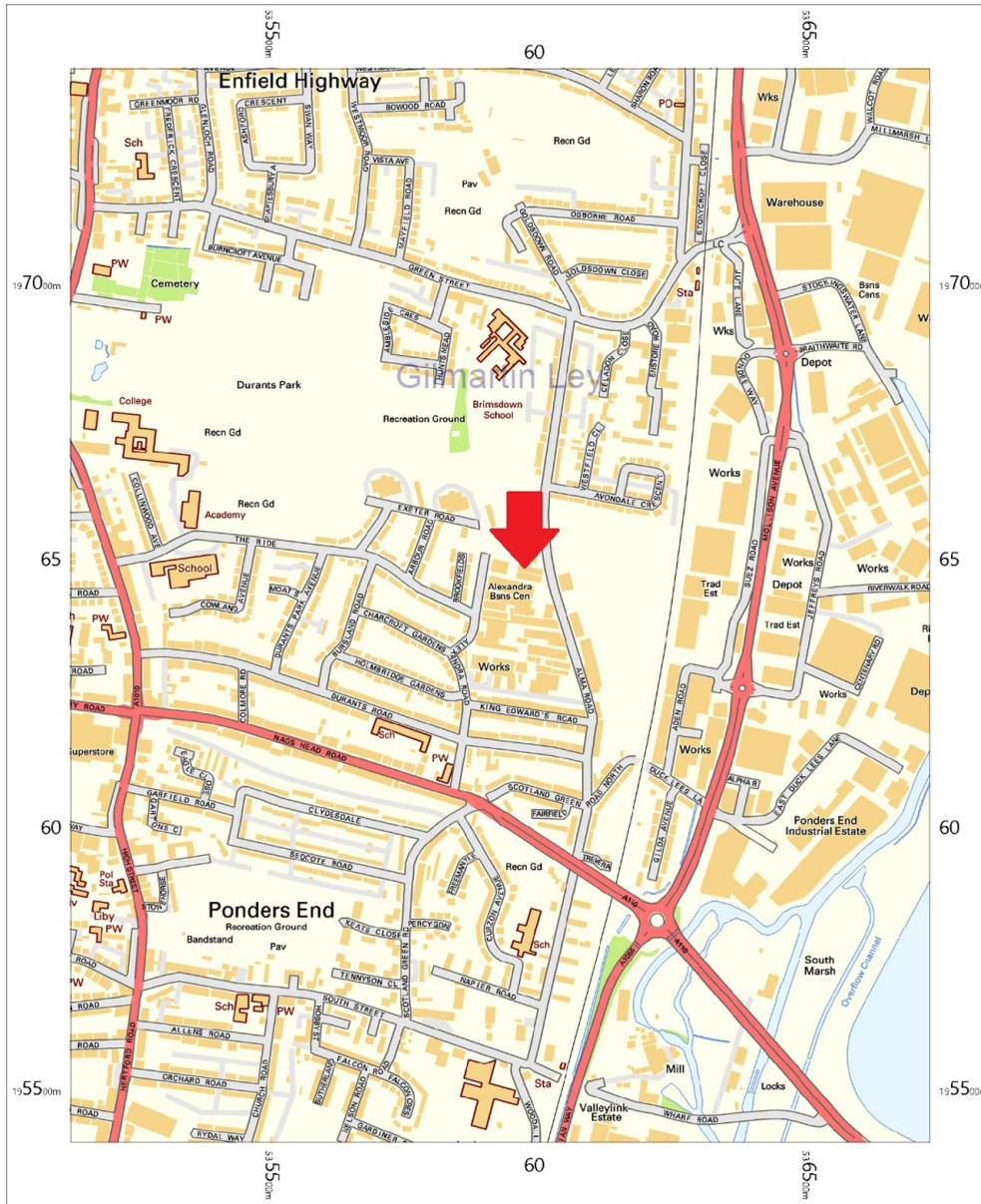
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Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



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OS Streetview
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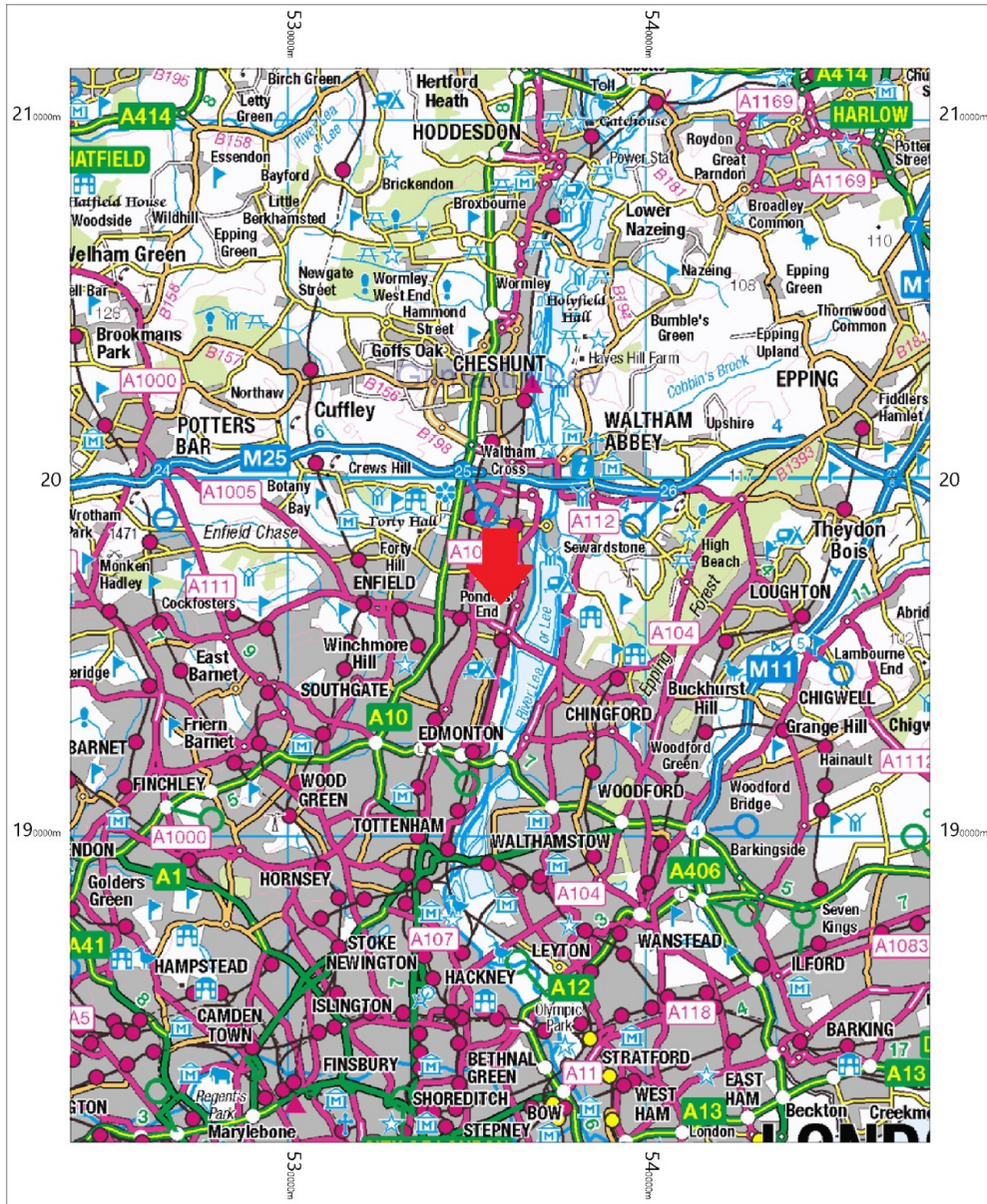
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