



GILMARTIN LEY

Share of Freehold Shop For Sale - Bush Hill Park EN1

Ground floor Class E unit only 50m from Bush Hill Park Station

**121 St Marks Road,
Bush Hill Park,
ENFIELD, EN1 1BJ**



Price

Guide Price £150,000 subject to contract



Property Description

The property comprises the ground floor front part of a mixed commercial and residential mid-terraced building.

The space is configured as open retailing area with rear kitchenette and a single WC. Formerly operating as a hair dressing salon, the space benefits from a tiled floor, glazed shopfront and electronic roller shutter.

The property is available on a share of freehold basis and with the benefit of a 999 year lease from 16th February 2024 at a peppercorn ground rent. A copy of the 999 year lease is available to download from our website.

Key considerations:

- > Rarely available share of freehold shop
- > Popular secondary parade within an affluent and desirable North London location
- > Class E Unit - suitable for a variety of uses (STPP)
- > Gross Internal Area: 39.39 sq m (423 sq ft)
- > Local occupiers include Sainsburys, The Post Office, Gyms, Cafes and salons
- > Excellent communications via road and public transport
- > 50m to Bush Hill Park Station
- > 0.75km to Enfield Town centre
- > A10 and M25 within 0.4km and 4.8km respectively



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Area

Gross Internal Area: 39 sq.m. (423 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Ground floor class E commercial unit	39.39	423	Ground floor commercial unit with kitchenette and WC

Property Location

The property is located on St Marks Road, within a busy secondary parade of shops, located immediately adjacent to Bush Hill Park Rail Station. Local occupiers/businesses include Sainsbury's, The Fitness Station, Costcutter, The Post Office, a pharmacy, a nursery school, cafés, beauty salons and estate agents, amongst a variety of office occupiers situated in nearby purpose built office buildings.

Bush Hill Park Rail Station (London Overground) is 50m from the property providing frequent services to Seven Sisters (Victoria Line) and London Liverpool Street in 12 minutes and 30 minutes respectively.

The property is situated 1.2 kilometres (0.75 miles) from Enfield Town centre and is well connected to the road network with The Great Cambridge Road (A10) only 0.4 kilometres (0.25 miles) to the east of the property and the M25 Motorway (Junction 25) less than 4.82 kilometres (3 miles) to the north.

A number of bus routes also serve the immediate vicinity with further links to Enfield Town, Tottenham Hale and Ponders End.

2023 Rateable Value £8100.00

Estimated Rates Payable £0 per annum

Terms Share of freehold plus 999 year lease from 16th February 2024 at a peppercorn ground rent for sale.

Vacant possession upon completion.

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: <https://www.gilmartinley.co.uk/properties/33700>
Offer Requirements Document
999 year Long Lease

Last Updated: 07 Jul 2026

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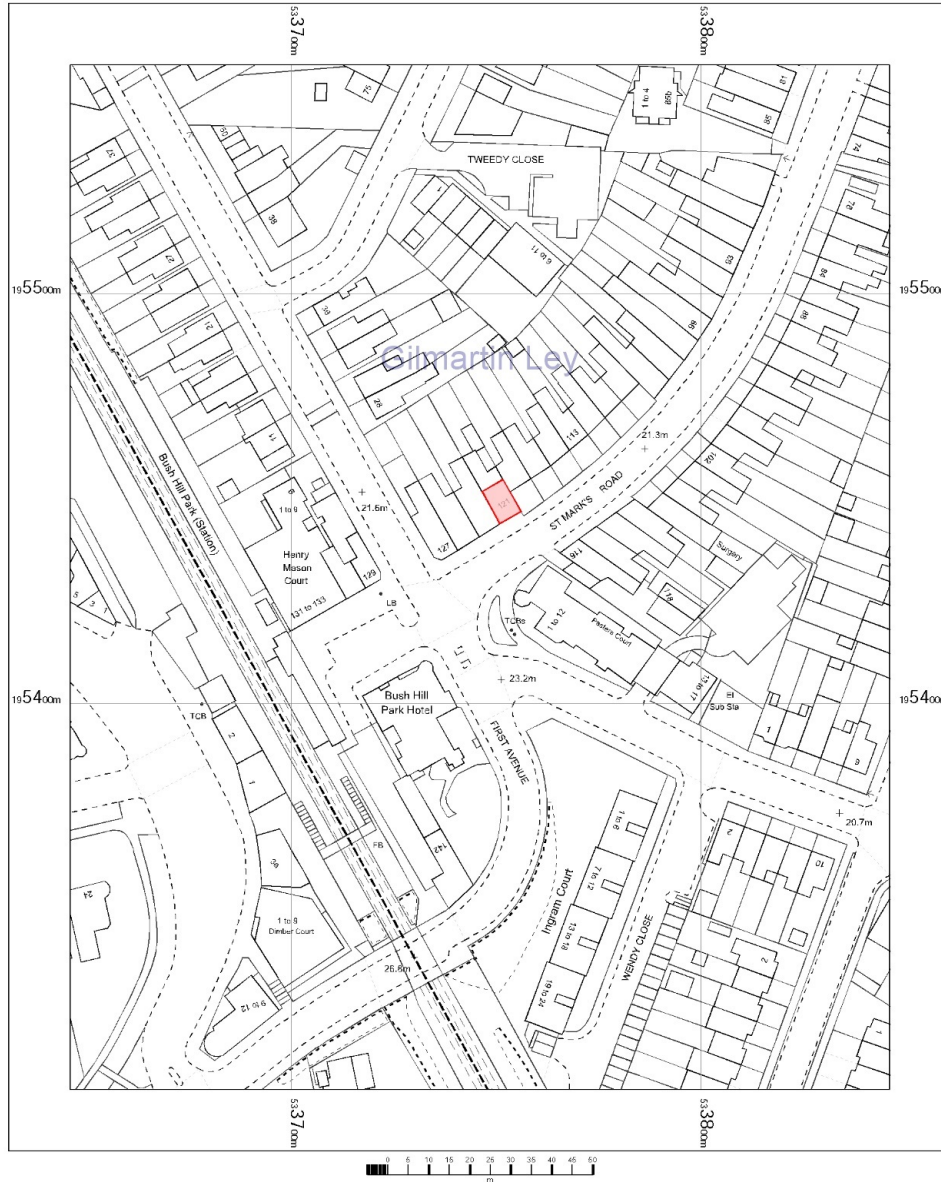


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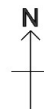
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Our ref: 33700

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121 St Marks Road, EN1 1BJ



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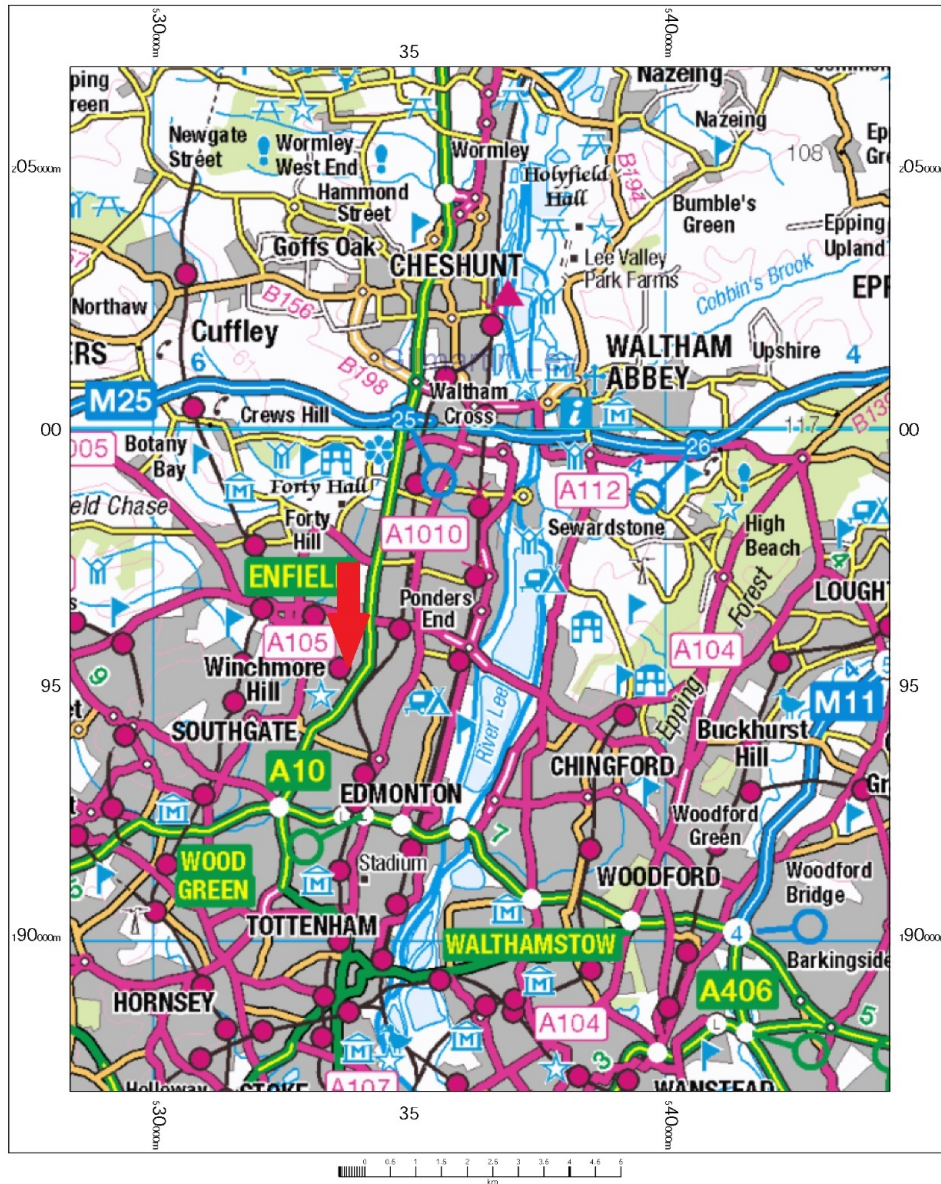


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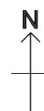
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