



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 a new 999 year lease upon completion.

## 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** A new 999 year lease upon completion, with a share of freehold.

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

**Last Updated:** 29 Sep 2026

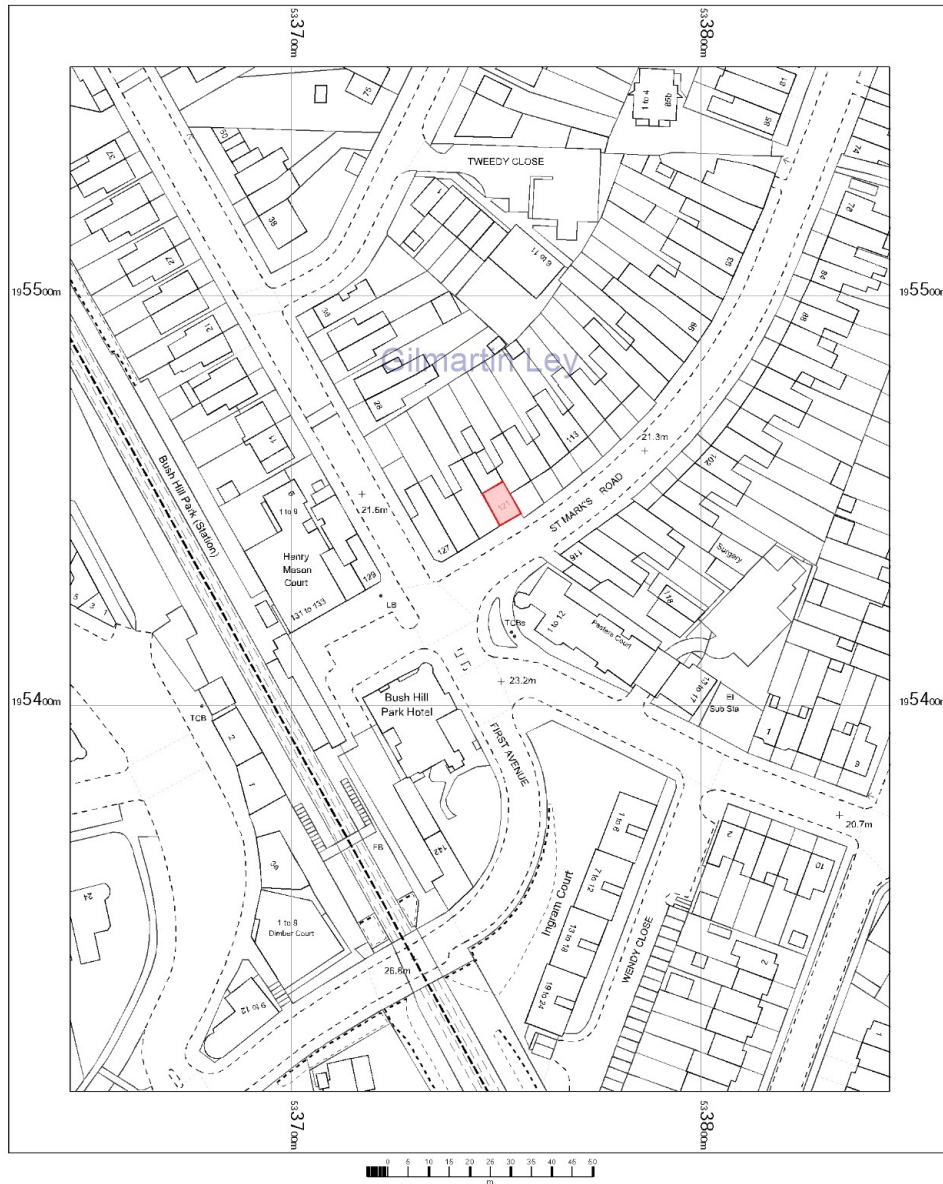
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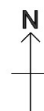
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OS MasterMap 1250/2500/10000 scale  
Monday, June 22, 2026, ID: CM-01284327  
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121 St Marks Road, EN1 1BJ



OS Streetview  
Thursday, June 25, 2026, ID: CM-01264986  
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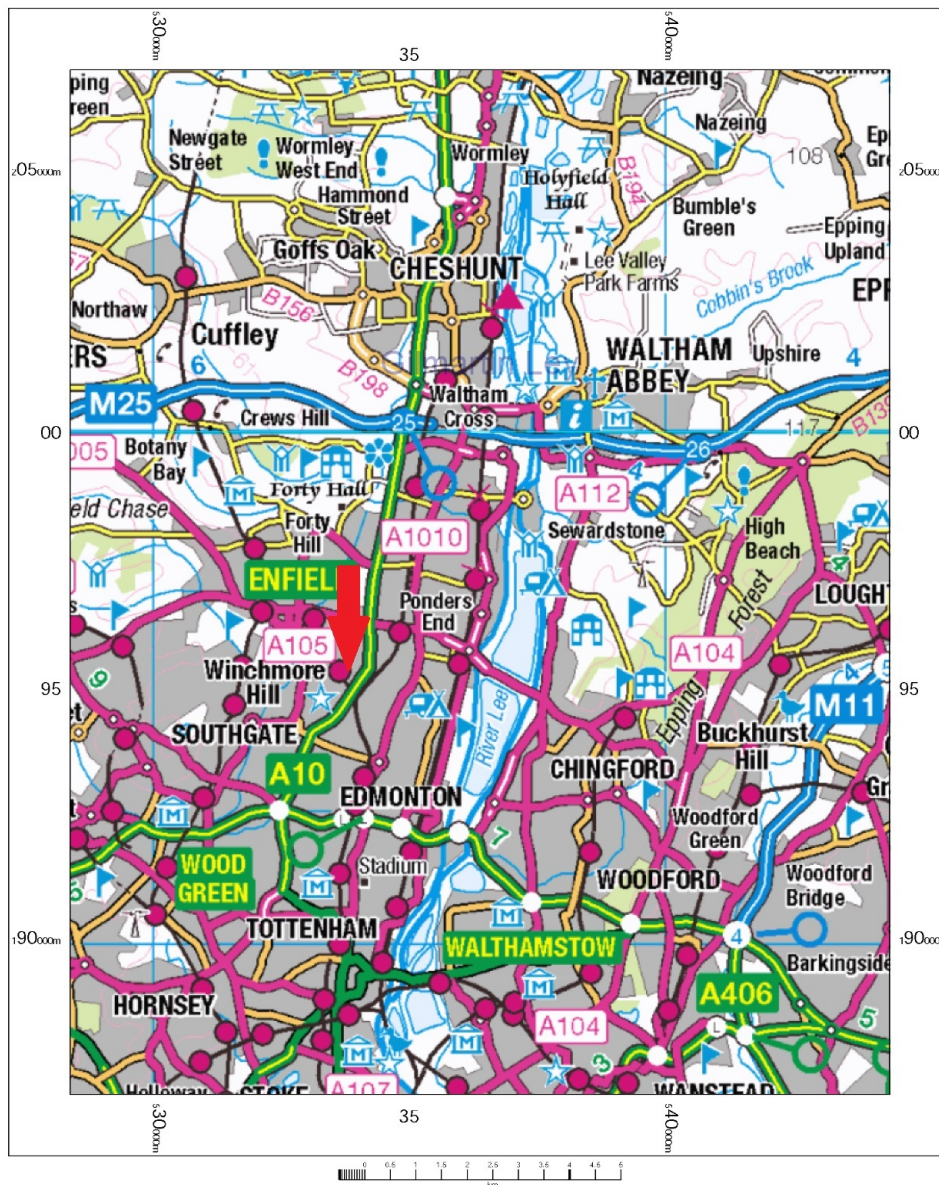
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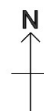
8 Jute Lane, Enfield EN3 7PJ



OS 250k scale raster  
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