

FREEHOLD FOR SALE SHOP AND UPPER PARTS 140.30 Sq M (1,510 Sq Ft)



**296 DURANTS ROAD
ENFIELD EN3 7AZ**

See important notice overleaf

020 8367 5511

bowyerbryce.co.uk 96 Silver Street, Enfield EN1 3TW
F: 020 8366 0818

Also at:

The Business & Technology Centre
Bessemer Drive
Stevenage, Herts SG1 2DX
T: 01438 816396
F: 01438 816396

50 Conduit Street
London
W1S 2YT
T: 020 7734 4300
F: 020 7734 4301

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DESCRIPTION & SITUATION A lock up shop with rear storage/workshop facility and flat above currently arranged in to three self contained rooms each with wc, shower cubicle and cooking facilities.

Situated on Durants Road at the junction of Alma Road giving access to Mollison Avenue (A1055) and the industrial areas around. Brimsdown and Ponders End railway station are within half a mile providing regular services in to London (Liverpool Street) with underground connections at Tottenham Hale (Victoria Line).

FEATURES

- A3 CONSENT**
- SECURITY SHUTTERS**
- STORAGE/WORKSHOP TO REAR**
- TWO SMALL YARDS 468 SQ FT COMBINED**
- REAR PEDESTRIAN ACCESS**
- FLAT . 3 SELF CONTAINED ROOMS**
- DOUBLE GLAZED**
- FIRE ALARM SYSTEM**

FLOOR AREAS All dimensions and areas are approximate only

Lock up shop	38.36 sq m	413 sq ft
Workshop/storage	19.16 sq m	206 sq ft
Flat First Floor	39.29 sq m	423 sq ft
Total Area	96.81 sq m	1,042 sq ft

TERMS Freehold

PRICE £249,995 SUBJECT TO CONTRACT

RATES Interested parties are advised to make their own enquires

LEGAL COSTS Each party to bear their own legal costs.

VIEWING Contact
BOWYER BRYCE
Paul Quy or Ian Stewart
020 8370 2539 / 2534
business.space@bowyerbryce.co.uk

Ref: 011549

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