### **EN2 6BE**

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)





Freehold Retail and Residential Investment

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#### **Property Information**

#### **Freehold Retail and Residential Investment**

- · Comprises Retail unit and 7 self contained flats
- Retail Unit let to British Heart Foundation until 2029
- Important 2024 Rent Review outstanding
- Major, Popular and Thriving London Suburb
- Adjacent to the Palace Gardens Shopping Centre
- Neighbouring occupiers include Starbucks, TSB Bank, Waterstones, McDonald's, Santander, Marks and Spencer, Pret a Manger, H&M, JD Sports and Savers.

#### Lot Auction

15 27th March 2025

#### Rent Status £179,964 per Annum Exclusive Available

, realizable

#### Sector Auction Venue

Retail, Residential, Mixed Use Live Streamed Auction

#### Location

Miles 11 miles north of the City of London

Roads A110, A10, A406 (North Circular Road), M25

Rail Enfield Town Railway Station

Air London Stansted, London City, London Heathrow, London Luton

#### Situation

The property is situated in a prominent position on the south side of Church Street, 50 metres east of the main entrance of the major Palace Gardens Shopping Centre. Neighbouring occupiers include Starbucks, TSB Bank, Waterstones, McDonald's, Santander, Marks and Spencer, Pret a Manger, H&M, JD Sports and Savers.

#### **Tenure**

Freehold

#### **EPC**

Retail unit = Band C. All 7 residential EPC's are compliant with the MEES Regulations. See legal pack for individual EPC rating.

#### **Description**

The property comprises an attractive mixed use building with a lock up retail unit on the ground floor with ancillary accommodation in the basement. The upper parts comprise 7 self contained residential flats. The flats have a separate access at the front of the property.

#### VAT

VAT is not applicable to this lot.

#### **Octopus Bridging Loan for Buyers**

To be confirmed

#### **Completion Period**

6 Week Completion

DISCL AIMED

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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### **Tenancy & Accommodation**

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground Basement	Retail Ancillary	181.03 83.14(1)	1949 895(1)	BRITISH HEART FOUNDATION (CRN: 00699547)(3)	10 years from 10/05/2019	£75,000	10/05/2024 (08/05/2029)
First to Third	1x Studio Flat 4 x 1 Bedroom Flat 2 x 2 Bedroom Flat	-	-	INDIVIDUALS	7 X Assured Shorthold Tenancies	£104,964 (2)	-
Total Approximate Commercial Floor Area		264.17	2844			£179, 964	

<sup>(1)</sup> The above floor areas have been taken from the Valuation Office Agency https://www.tax.service.gov.uk/business-rates-find/valuations/start/6462668000

<sup>(2)</sup> As to the Residential Tenancies, each flat is let on a separate Assured Shorthold Tenancy, with a total annualised rent of £104,964 per annum exclusive for all 7 flats.

<sup>(3)</sup> For the year ending 31st March 2024 British Heart Foundation (crn 00699547) reported a Total Funds of £138,300,000. (Source: Annual Report and Accounts as published at Companies House. 3/03/2025)

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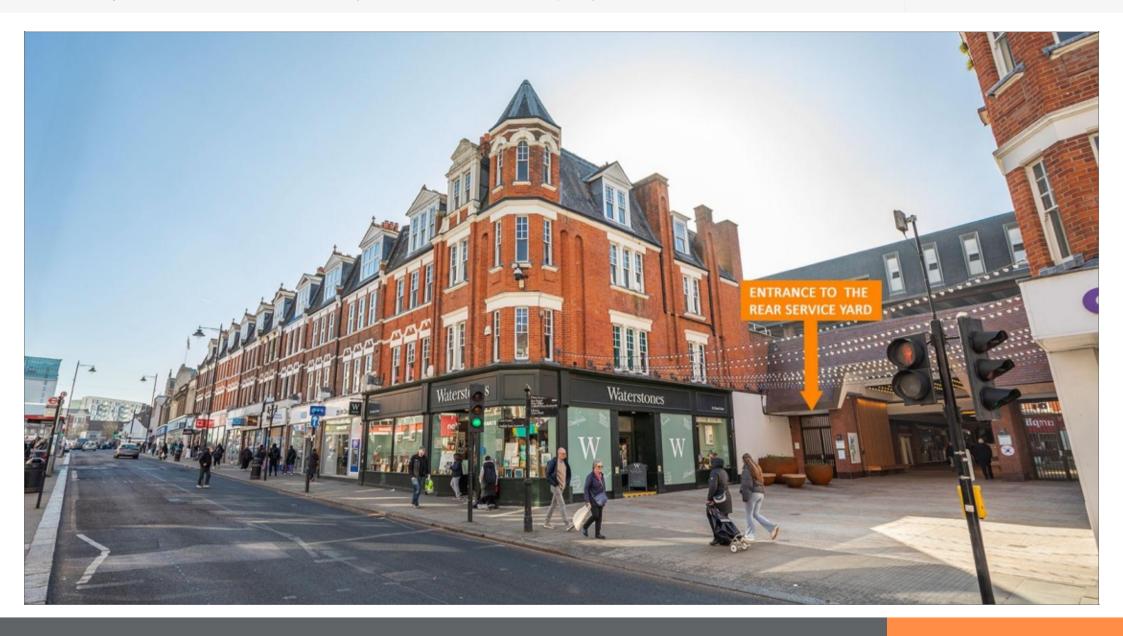


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#### **Contacts**

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#### Seller's Solicitors

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Yogesh Patel 020 7265 5468 ypatel@kiddrapinet.co.uk

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