



Great Cambridge Road, Enfield, EN1 4DS £400,000

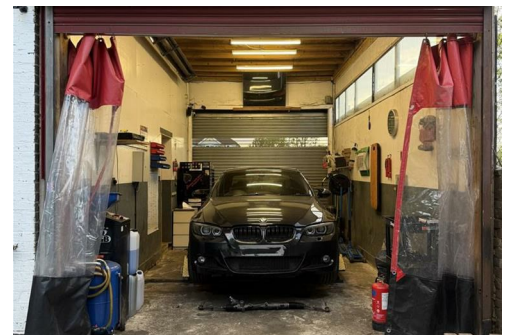
Unique Estates is delighted to present an exceptional opportunity to acquire a commercial lease for a prominent car dealership located on Great Cambridge Road in Enfield. This property, which falls under the landlord and tenant act and is renewable, offers a strategic position for any business in the automotive sector and many others.

The dealership boasts a spacious forecourt and parking bays that can accommodate over 50 vehicles, providing ample space for both display and customer parking. This feature is particularly advantageous for attracting foot traffic and enhancing customer experience. Additionally, the property includes a well-equipped mechanics garage, ideal for servicing vehicles and ensuring customer satisfaction.

Inside, the main office area is designed for efficiency and productivity, complemented by two private offices that offer a quiet space for meetings or administrative tasks. The fitted kitchen adds convenience for staff, while the key safe room provides secure storage for important items.

Residential flat above producing income, contact our office for further information or incomes and potential of this rare to the market site.

With a competitive rent of £60,000, this commercial property presents a fantastic investment opportunity for those looking to establish or expand their presence in the automotive industry or another business. The combination of a prime location, extensive facilities, and a well-structured lease makes this dealership a compelling choice for prospective tenants. Do not miss the chance to make this location the one for your business whether new or expanding.



11 Onslow Parade, Hampden Square, Southgate, N14 5JN Telephone: 0208 804 5050

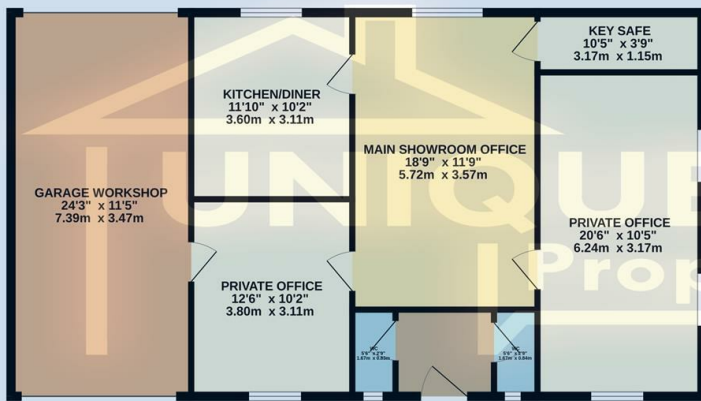
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Unique Estates Property Services Limited is a company registered in England 06392784 established in 2007, registered office 122 St Pancras Way, London, NW1 9NB.
Our company is members of TPO (The property ombudsman service), DPS, OFT approved code and registered with ICO



GROUND FLOOR
1061 sq.ft. (98.5 sq.m.) approx.

1ST FLOOR
784 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA: 1845 sq.ft. (171.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The property Misdescriptions Act 1991

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