

## South Street, Enfield, EN3 4JZ

Unique Estates are pleased to offer this COMMERCIAL FREEHOLD SHOP WITH UPPERS FOR SALE, the shop benefits from roller shutters, main area with A1 & A5 license, middle room, kitchen area with stainless steel extractor system and own rear garden, the flat above has its own front entrance, lounge, spacious double bedroom, 3 piece bathroom, modern kitchen and stairs leading to its own large rear garden. potential to extend (stpp). Situated in a desirable position in Ponders End close to transport links and is being offered. CHAIN FREE!



## £445,000 Freehold

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Our company is members of TPO (The property ombudsman service), DPS, OFT approved code and registered with ICO

**Ground floor shop**

Lease: Currently let on a FRI lease  
License: A1 & A5 (Takeaway)

**Main Shop area 19'08 x 9'11**

Fitted shop front and roller shutters, tiled floor, currently used as a takeaway

**Middle room 11'10 x 8'08**

**Kitchen 10'03 x 10'07**

Stainless steel extractor unit

**Wash area 7'04 x 6'01**

**WC**

**Shops rear garden approx 28'00 x 14'09**

Rear garden and side area, fenced off

**First Floor**

**Entrance/hall**

Front entrance with own door and hallway, stairs to landing

**Lounge 14'00 x 14'00**

Double glazed windows, radiator, laminate floor

**Bathroom 6'10 x 5'04**

3 piece bathroom suite

**Bedroom 11'09 x 8'11**

Laminate floor, double glazed windows, radiator

**Kitchen 12'00 x 9'00**

Fitted kitchen, door leading to stairs to rear garden

**Rear garden approx 70'00**

Rear garden approx. 70ft in length



The property Misdemeanors Act 1991

Unique Estates Property Services are not qualified surveyors and this report is a description of what items are in the property. Please note Unique Estates Property Services do not test appliances or any fixtures, fittings, effects or services. A buyer is advised to obtain verification from their solicitor/surveyor for the above. The agent has not had sight of the title documents and references to the tenure of the property are based on information supplied by the vendor and should be verified by the buyers solicitors. All room sizes have been measured using an electronic sonic tape device, the accuracy of which cannot be guaranteed. Items shown in the photographs are not included unless arranged through the vendor and buyers solicitors. You are advised to make your own checks before contemplating a purchase, especially if exact measurement is of particular importance to you.