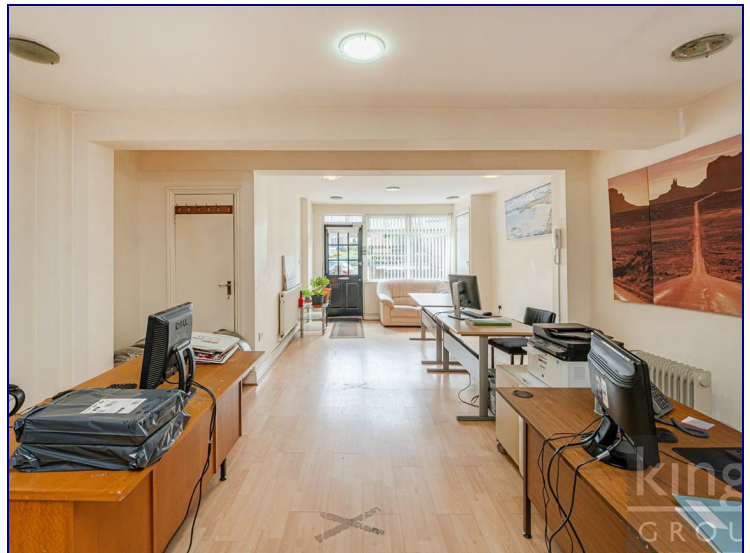


Baker Street, Enfield, EN1 3LQ



Offers In Excess Of £299,995

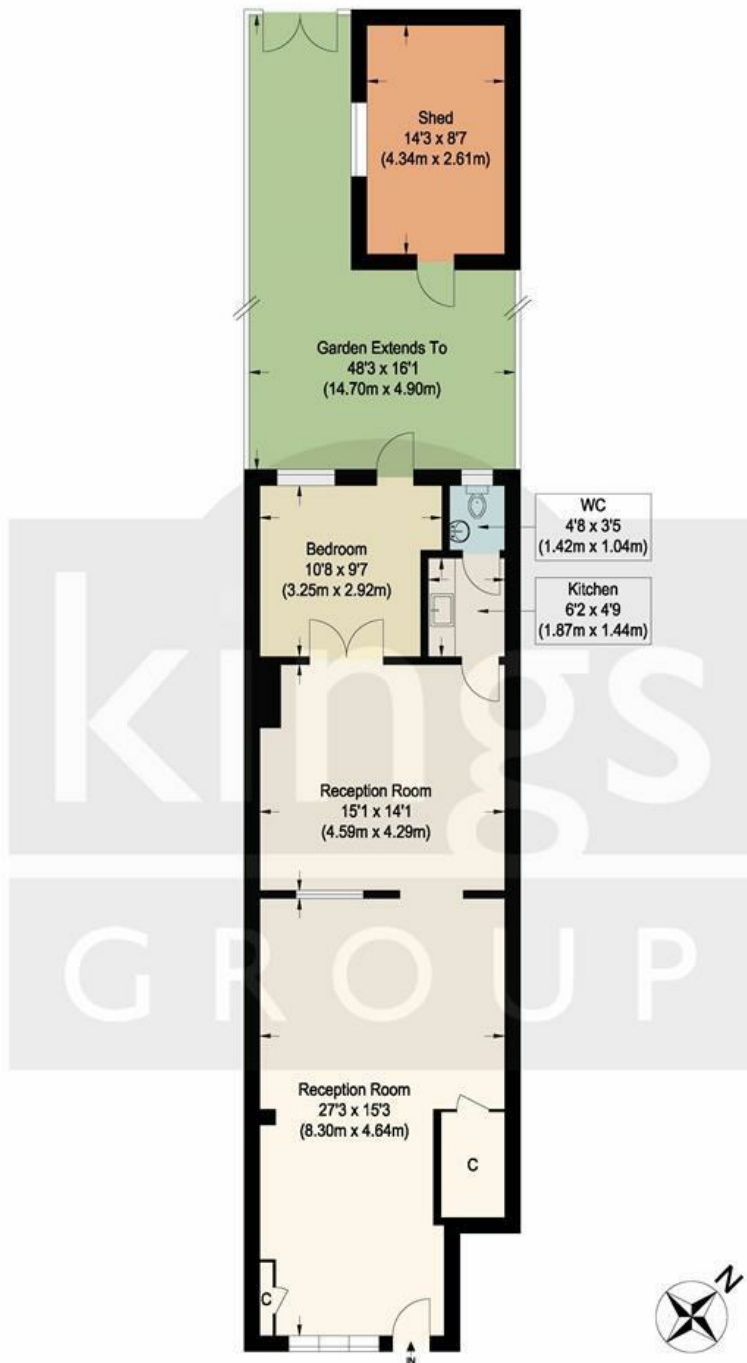
Kings Group are delighted to present a rare and exciting opportunity to acquire this substantial freehold commercial property, prominently positioned on Baker Street, EN1, within the heart of Enfield.

Vacant Possession | Freehold | Estimated Rental Income £28,000-£30,000 PA

Situated within a busy and well-connected location, the property benefits from excellent footfall and close proximity to a wide range of local amenities, shops, cafés, schools, supermarkets, and transport links.

Location Highlights





Ground Floor
Baker Street

Approximate Gross Internal Floor Area : 72.30 sq m / 778.23 sq ft (Excluding Shed)
Shed Area : 11.30 sq m / 121.63 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

