



Baker Street, EN1 3LQ
Enfield





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We are delighted to present an exciting and versatile opportunity to acquire a freehold mixed-use property in the vibrant and well-connected heart of Enfield, North London.

Rental Income: £52,000 - £55,000 PA | Freehold | Fully Vacant

Location Highlights

Situated on Baker Street (EN1), this property benefits from excellent footfall and easy access to a wide array of local shops, cafés, schools, supermarkets, and amenities.

Transport Links: Just a short walk from Enfield Town Station, providing direct services to London Liverpool Street. Numerous bus routes serve the immediate area, connecting you to Edmonton, Tottenham, and Central London.

Shopping & Amenities: Close proximity to Palace Gardens Shopping Centre, Sainsbury's, Post Office, and a range of local independents – making this an attractive location for residents and businesses alike.

Ground Floor – Prime Retail/Commercial Space

The ground floor comprises a spacious open-plan retail area, ideal for a variety of commercial uses (subject to relevant planning).

Large open-plan sales floor with two additional rooms to the rear, ideal for storage, office or secondary retail use.

WC facility at the back.

Offers In The Region Of £645,000



- Freehold Mixed-Use Property
 - Spacious ground floor commercial unit
 - Potential for further development
 - Can be Offered vacant
- Prominent High Street Location
 - Self-contained three-bedroom flat above
 - Excellent transport and amenity links
 - Rear Access





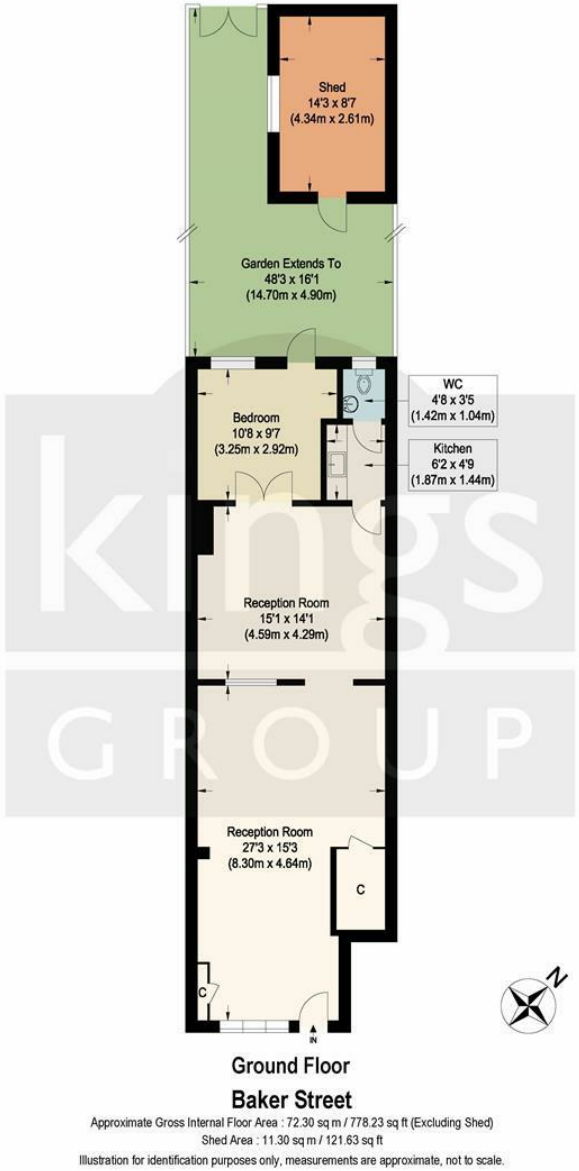
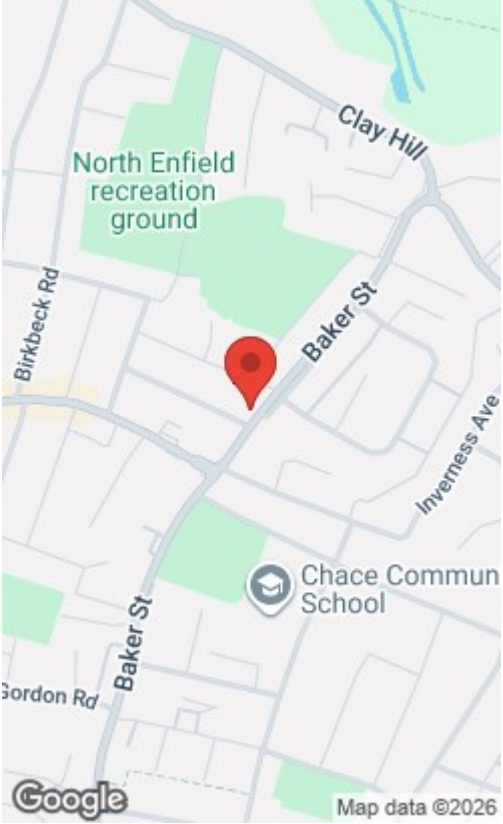


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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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