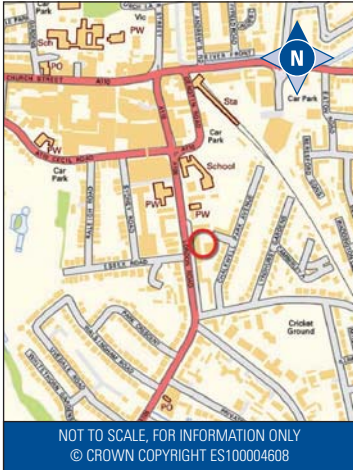


**Lincoln Court
70-86 London Road
Enfield, Middlesex
EN2 6EW**

**Freehold
Commercial/Residential
Ground Rent Investment with
Planning Permission for Construction
of Additional Floor plus Rear Vacant
Warehouse with Planning Permission
for 8 Flats**



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- **Substantial Block of Shops and Flats plus Rear Warehouse**
- **Planning Permission for an Additional Floor comprising 6 Flats**
- **Planning Permission for 8 Flats in place of Rear Warehouse**

Location & Description

Enfield is located to the north-east of central London and can be reached from junction 25 of the M25 via the A10 (Great Cambridge Road). The property comprises a substantial purpose-built block of commercial units together with 24 self-contained flats above plus a large rear detached warehouse and parking spaces. On the east side of London Road (A105) set back behind a service road and just to the south of central Enfield (which has recently been partly redeveloped). Numerous multiple occupiers can be found in the town centre including Marks and Spencer, Boots, Waitrose and W.H. Smith and Enfield Town mainline station is just to the north.

Accommodation

Lot 62: The detached block fronting London Road comprising 24 flats plus 5 shops.

Shops: Subject to a lease

Flats: 2 sold on leases expiring 25.03.2127 each at a ground rent of £250 p.a. doubling every 25 years

4 sold on leases expiring 25.03.2071 each at a ground rent of £50 p.a.

9 sold on leases expiring 25.03.2071 each at a ground rent of £20 p.a.

7 sold on leases expiring 2161 each at nil ground rent
2 sold on leases expiring 2971 each at a ground rent of £20 p.a.

EQUIVALENT TO £920 p.a. with 13 leases expiring in 61 years.

Planning Permission dated 23.09.2008 (ref TP/05/1725/REN1) for construction of a third floor to provide an additional **6 x 2 BEDROOM FLATS WITH BALCONIES.**

Lot 63: Rear warehouse not inspected prior to printing but we understand it comprises approximately 5,000 sq ft (464.8 sq m) - **VACANT**

Planning permission dated 06.05.2008 (ref TP/08/0383) for **REDEVELOPMENT** to provide a two storey block of 8 x 2 BEDROOM FLATS WITH 8 OFF STREET PARKING SPACES.

CONTACT: 020 8520 8383



REAR WAREHOUSE

**GUIDE PRICES: Lot 46 £475,000 - £500,000
Lot 47 £475,000 - £500,000**