

Bush Hill Park Club

16A Leighton Road, Enfield, Greater London, EN1 1XJ



For Sale Freehold/May Let Guide Price: Offers Invited Sole Agent

- Substantial building occupying a prominent corner position in a primarily residential area
- Excellent transport links to central London
- A good plot size of 0.13 of an acre
- Potential alternative use subject to gaining the necessary permissions
- May be suitable for a range of alternative community uses (STP)

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Location

Bush Hill Park is in a north-east London suburb in the borough of Enfield, located half a mile south east of the town centre. Bush Hill Park Club fronts Leighton Road and benefits from a return frontage onto Millais Road. It is situated in a densely populated residential area of mainly terraced dwellings, a convenience store and a church. The surrounding area is well serviced by London Overground stations, with Bush Hill Park station being less than 5 minutes walk away.

Accommodation

Bush Hill Park Club is a large part three storey detached period property of rendered construction beneath a pitched and hipped tiled roof with numerous additions.

The ground floor comprises an open plan trading area which can accommodate around 70 covers with a servery. There is also a separate smaller trading area serviced by the same servery. The first floor consists of a good sized trading area which includes a full sized snooker table. The trade areas are decorated in a straightforward style with some traditional furnishings. Ancillary trade areas comprise a kitchenette, two sets of customer WCs and a large basement with sectioned storage and cooled beer stores. The private accommodation is situated on the second floor and consists of a one bedroom flat with a lounge, bathroom and kitchen. Externally, to the rear and side of the property there is a good sized patio area. There is no dedicated car parking at the property although street parking is available.

The ground floor Gross Internal Area (GIA) is approximately 3,767 square feet and sits on a plot size of circa 0.13 of acre.

The property will appeal to interested parties for existing use as a social/private members' club as well as developers, investors and builders for alternative use (STP). It may also be suitable for a range of alternative community uses (STP).

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General Information

Rateable Value

The property is assessed as a 'Club and premises' with a rateable value assessed at £10,250.

Services

We understand that all mains services are connected to the property.

Trading

The property is currently closed. It previously traded as a private members social club.

Tenure

The property is being sold freehold with vacant possession but the vendor may consider rental offers.

Fixtures and Fittings

Trade fixtures and fittings on site at the time of completion will be included in the sale except for any leased or third party owned items such as beer raising and dispensing equipment.

Energy Performance Certificate

An EPC has been requested

VAT

The property is not VAT registered and VAT is therefore not applicable.



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Agent Details

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Disclaimer

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