



The Sporting Green

129 Hertford Road, Enfield, EN3 5JF

**Pub, HMO & Residential
Investment/Development
opportunity with large rear
yard.**

5,329 sq ft
(495.08 sq m)

- Freehold sold with Full Vacant Possession.
- Significant potential rear development STPP.
- Gated access to rear yard.
- Immediately available.
- Excellent local overground connections.
- Site measures (0.232 acres).

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Summary

Available Size	5,329 sq ft
Price	£1,750,000
EPC Rating	Upon Enquiry

Description

This substantial existing block comprises; the pub across the ground and basement levels, 1 HMO above (4 rooms) and a 4-bedroom flat (currently occupied by the pub management). There are 8 rooms in total – the upper accommodation is very generous in proportion and would benefit from reconfiguration to increase the number of units significantly.

We understand the uppers in their current format can generate c. £6,000 pcm / £72,000 per annum, and the pub ERV. is understood to be in the region of £40,000.

There is a large yard at the back with development potential STPP.

Approximate Gross Internal Area: 5,329 sq ft / 495.06 sq m

Location

The subject property benefits from a highly prominent location on the intersection between Green Street and Hertford Road. The local area is a popular outer London suburb that is well connected by several bus routes, as well as the overground network - London Liverpool Street is accessible within 30 minutes.

Terms

Title and Tenure: The Freehold is offered for sale with Full Vacant Possession on completion. Title Number: AGL85721.

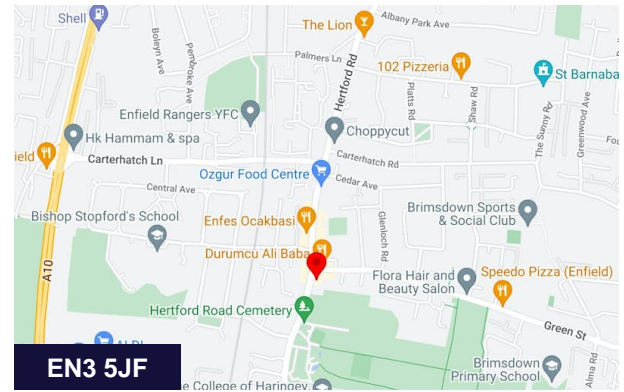
Rateable Value / Council Tax: Interested parties are advised to make their own enquiries with the local authority: Enfield Council.

Method of Sale: Sold by way of Private Treaty on an unconditional basis ONLY. VAT: Not Applicable.

Viewings: Strictly through sole agents, Winkworth Development & Commercial Investment on 020 7355 0285 and made by prior appointment.

EPC: TBC.

Proposal: We are instructed to seek offers in the region of £1,750,000 (One Point Seven Five Million Pounds) subject to contract, for the benefit of the Freehold interest, with each party to pay its own legal costs.



Viewing & Further Information



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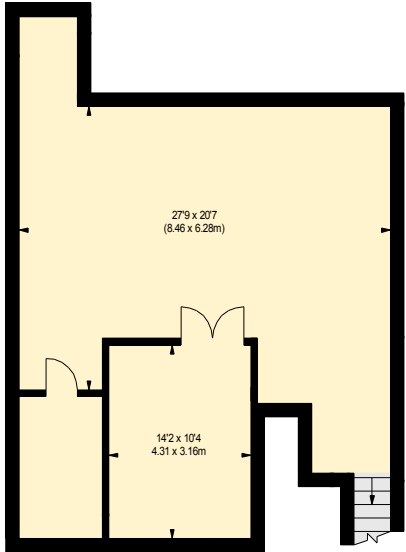


Adam Stackhouse

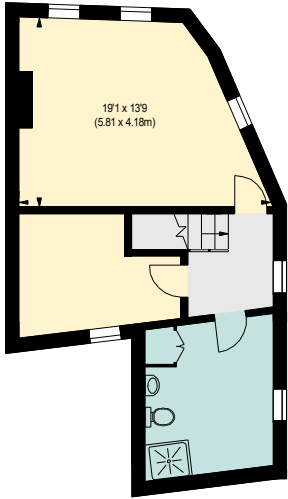
07889 510036 | 020 7355 0285
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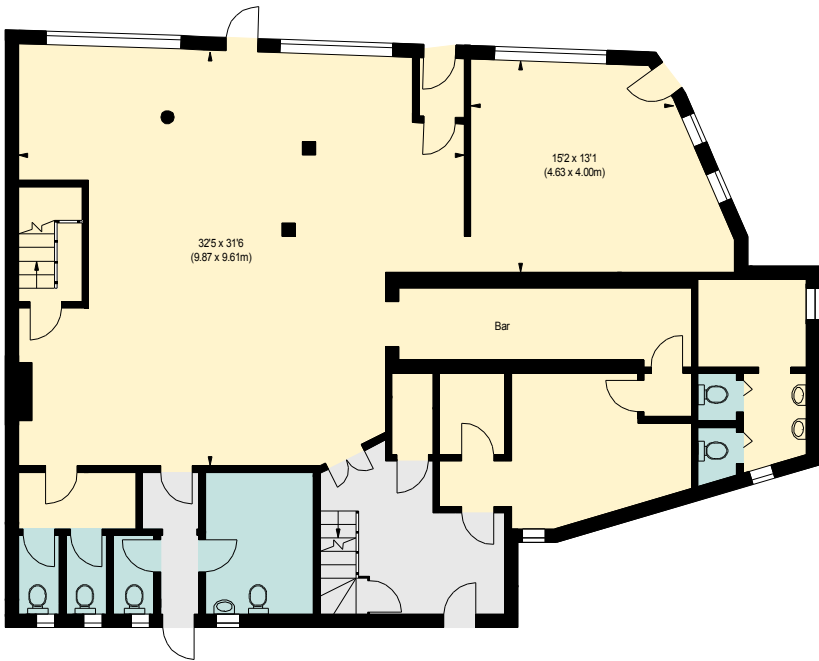
HERTFORD ROAD, EN3
Approximate gross internal area
5329 sq ft / 495.06 sq m



BASEMENT
(822 sq ft.)



SECOND FLOOR
(476 sq ft.)



GROUND FLOOR
(2032 sq ft.)



FIRST FLOOR
(1999 sq ft.)

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.