



Hollybush Public House, 200 Lancaster Road, Enfield, EN2 OJH



Detached Freehold Public House for Sale with Substantial Redevelopment Potential

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- Freehold Public House
 - Approximately 6,548 sq.ft
 - Close proximately to Enfield Town
 - Offers in excess of £700,000 subject to contract
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Description

The existing property is a detached freehold public house set over two floors and basement of approximately 6,548sq.ft. The property also benefits from outside space to the front and rear.

Location

The property is situated within easy reach of the amenities on Lancaster Road and Baker Street. Enfield Town is only a short distance away and offers a wide range of High Street brands, restaurants and the recently revamped Pearsons.

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Transport

The property is serviced by three overground Stations Gordon Hill, Enfield Town and Enfield Chase with regular trains to central London and beyond.

Development Potential

The property offers significant redevelopment potential to convert to mixed-use or residential subject to gaining the necessary consents. Please note the property is not situated within a conservation area and the building is not listed.

Tenure

Freehold

VAT

Will be applicable regarding this sale

Terms

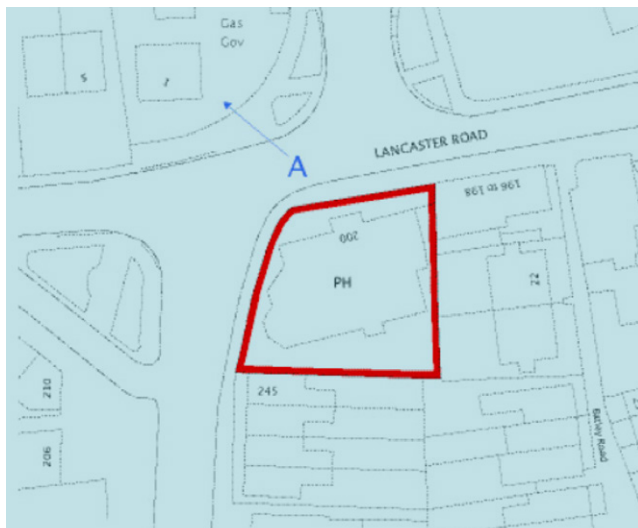
Offers are invited on an unconditional basis in excess of £700,000 Subject to Contract for the vacant freehold Interest

Addition Information

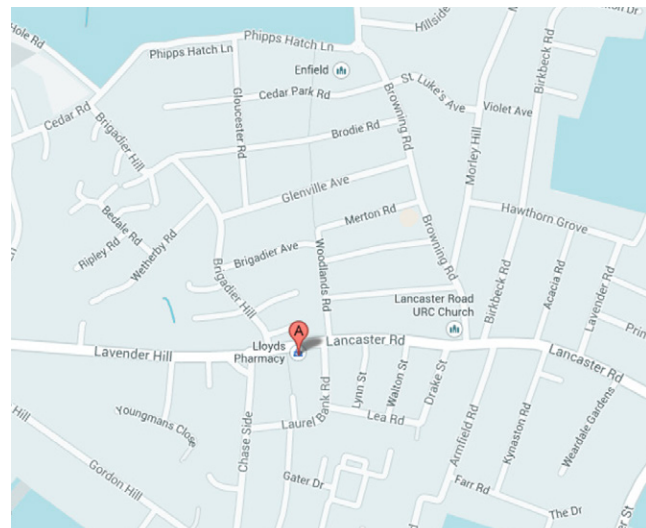
Copies of existing floor plans are available upon request.

Floor	m ²	ft ²
Basement	128	1,378
Ground	290	3,121
First	190	2,049
	608	6,548

Plan



Location map



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