

Ridge House Clinic, Enfield, N9 9JT



Location

The property is located on the western side of Church Street approximately 1.1 miles to the south of Enfield Town Centre, within close proximity to Winchmore Hill and Bush Hill Park. Within the Borough of Enfield, the area is well served by road and public transport facilities.

The property is situated within walking distance to a range of amenities within the Bush Hill Local Centre including a mix of shops, dry cleaners, hairdressers, restaurants, and financial and professional services.

Adjoining the property at the northern boundary is Ridge Avenue Library, which is owned by the London Borough of Enfield. The surrounding area is predominantly residential, with a three storey block neighbouring at the southern boundary.

Description

The property comprises a single storey building which was a former NHS clinic, however has been vacant for over 5 years. There is a car parking area to the front of the building, comprising six spaces. The site extends to 0.17 acres (0.07 hectares).

The premises is arranged over ground floor only providing the following approximate gross internal floor area:

Floor	Sq ft	Sq m
Ground	2,357	219
Total:	2,357	219

Transport

The property is well connected by road with Ridge Avenue (A105) running to the north, which provides access to Enfield Town Centre, and in turn the A10 which links to the M25 motorway.

Bush Hill Park station is approximately 0.6 miles to the north east of the property and is served by the Overground, connecting Liverpool Street and Enfield Town. Winchmore Hill railway station, c. 0.8 miles to the west of the site, is served by Great Northern railway connecting Moorgate, Hertford North and Stevenage.

The property benefits from an adjacent bus stop on Church Street (service W8) connecting Chase Farm, Edmonton and Picketts Lock as well as stops on Ridge Avenue (A105).

Tenure

The freehold of the property is owned entirely by Enfield Borough Council under title number: EGL318182.

All interested parties should make their own legal enquiries.

Planning

The site lies within the jurisdiction of the London Borough of Enfield.

Following the changes to the Use Class Order, Ridge House Clinic's lawful use is Class E (Health Services), however the building is currently vacant.

The property does not benefit from any existing planning permission for a change of use, however has significant redevelopment potential, subject to the necessary planning consents.

Any proposals will need to take into account the property's setting with regard to the neighbouring Locally Listed Ridge Avenue Library. Potential uses identified include alternative use within Class E (Health Services), and residential redevelopment. Please review the Planning Appraisal in the

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data room for further information.

Further Information

We have been provided with the following information which will be made available via the Avison Young website:

- Planning appraisal
- Floor plans
- Title information

To access this information please click on the link below:

www.avisonyoung.co.uk/15807

EPC

A copy of the Energy Performance Certificate will be made available in the data room.

VAT

The property has not been opted to tax and therefore VAT will not be payable on the purchase price.

Viewings

We will be conducting viewing days, which will be confirmed to interested parties in due course. Viewing slots will be strictly by appointment only. Should you wish to make an appointment please use the contact details provided.

Offer and Terms

The property is being marketed for sale by way of an open informal tender process.

Unconditional and conditional offers are sought for the freehold interest, subject to contract.

Any offers must be submitted on a specific bid proforma available from Avison Young upon request and sent via email only to james.warner@avisonyoung.com

Offers must be received no later than **12 noon Tuesday 8th December**.

08449 02 03 04

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Ridge House Clinic



Indicative sale plan

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- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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