

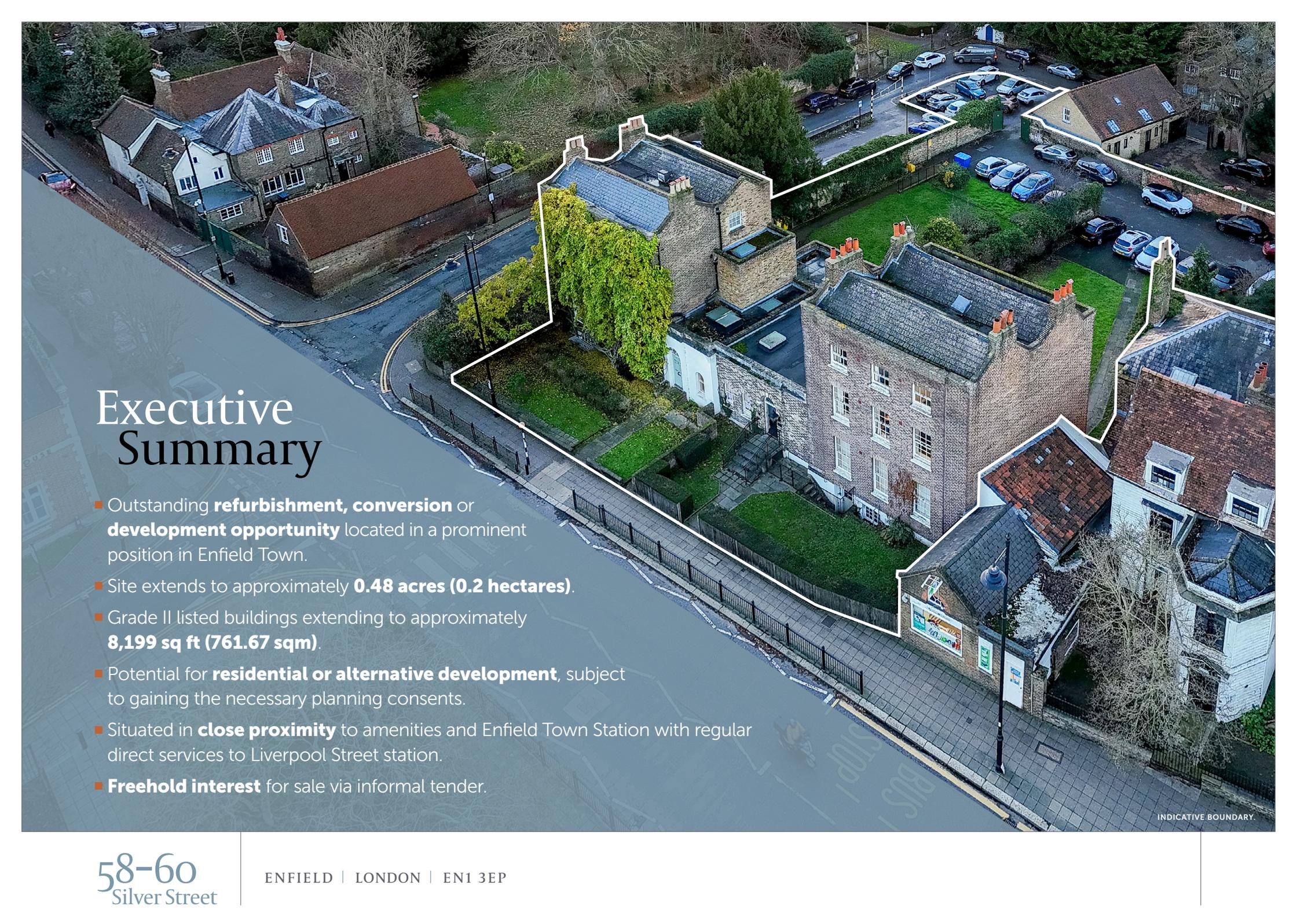


AVISON
YOUNG

58-60
Silver Street

ENFIELD | LONDON | EN1 3EP

AN OUTSTANDING DEVELOPMENT OPPORTUNITY IN THE HEART OF ENFIELD



Executive Summary

- Outstanding **refurbishment, conversion or development opportunity** located in a prominent position in Enfield Town.
- Site extends to approximately **0.48 acres (0.2 hectares)**.
- Grade II listed buildings extending to approximately **8,199 sq ft (761.67 sqm)**.
- Potential for **residential or alternative development**, subject to gaining the necessary planning consents.
- Situated in **close proximity** to amenities and Enfield Town Station with regular direct services to Liverpool Street station.
- **Freehold interest** for sale via informal tender.

INDICATIVE BOUNDARY.

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Location

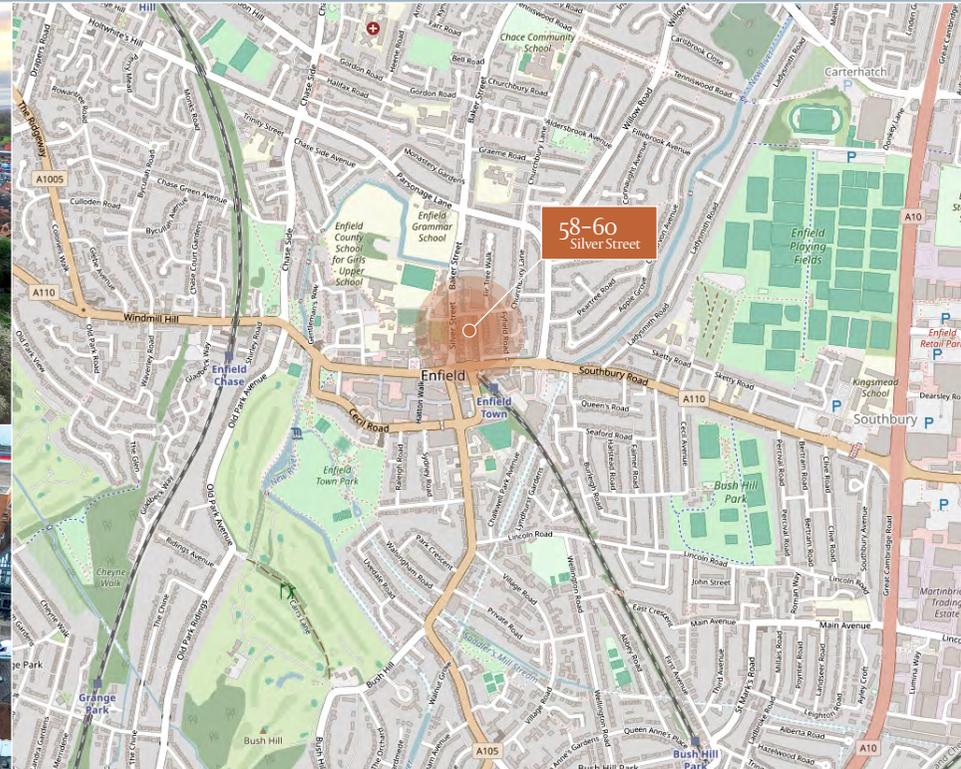
The Property is prominently positioned in the heart of Enfield Town, located opposite the Civic Centre and the amenities of the town centre. The property benefits from excellent transport connectivity, with Enfield Town Station approximately a 5-minute walk away, providing regular London Overground services to London Liverpool Street via Seven Sisters, as well as onward connections to the wider rail and Underground network.

The area is also well served by numerous bus routes along Silver Street, London Road and Church Street, offering convenient links across Enfield and into neighbouring boroughs.

Enfield Town offers a comprehensive range of amenities including The Palace Gardens Shopping Centre, a wide selection of national retailers, cafés, restaurants and leisure facilities, as well as cultural and community uses. Green spaces including Enfield Town Park are nearby, while the surrounding streets are characterised by a rich heritage setting, with a number of listed and historic buildings, including St Andrew's Church.

The Property is in close proximity to a range of excellent educational options including a number of primary schools, as well as secondary education options such as Enfield Grammar School, Enfield County Upper School and Kingsmead School.

- 1 Enfield Civic Centre
- 2 The Property, looking south
- 3 Enfield Town Centre



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Context

COLMAN PARADE

ENFIELD TOWN RAILWAY STATION

SKYVILLION TOWER POINT

PALACE GARDENS SHOPPING CENTRE

ST ANDREW'S CHURCH

ENFIELD TOWN PARK

ENFIELD TOWN LIBRARY

A406 NORTH CIRCULAR

TESCO SUPERSTORE

CITY OF LONDON

A105 LONDON ROAD

A110 CHURCH STREET

PALACE GARDENS CAR PARK

ENFIELD COUNTY UPPER SCHOOL



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Description

The site extends to approximately 0.48 acres (0.2 hectares), and comprises an attractive pair of late 18th-century Grade II listed buildings arranged over three storeys and basement, together with an associated car park to the rear. A single-storey entrance extension connected the buildings at ground floor. Existing plans can be found on the data room.

The Property is bounded by Silver Street to the east, Church Lane to the south and is immediately adjacent to 66 Silver Street to the north which is occupied by a pharmacy. Church Street car park which is operated by Enfield Council is located at the southern boundary of the Property.

The existing buildings extend to approximately 8,198 sq ft (761.67 sq m) GIA and are currently occupied by the NHS for use as a health centre. Alternative premises have been secured and they are due to relocate in March 2026, therefore the Property is offered with vacant possession on sale completion.



Planning

The Property is located within the borough of Enfield and is understood that its current lawful planning use is Class E, offering an excellent floorspace suitable for a range of occupiers including nursery, offices, medical and other commercial uses. The Property lies within the Enfield Town Conservation Area and comprises Grade II listed buildings in close proximity to other notable heritage assets, including the Grade II* listed Church of St Andrew.

Planning policy supports development in principle, subject to the sensitive treatment of the Property's historic significance. Given the heritage constraints, high density or tall redevelopment is unlikely to be appropriate; however there is potential for the sensitive conversion of the existing buildings, including reinstatement of residential use, subject to gaining the necessary planning and heritage consents.

Further Information

TENURE

We understand the Property is held Freehold by the London Borough of Enfield and is registered under title number NGL354651.

VAT

The property is not elected for VAT so therefore will not be payable on the purchase.

DATA ROOM

Further information about the Property can be found on the dataroom. Please follow the below link to register for access:

VIEWINGS

Viewings are advised and by appointment only, please contact a member of the team to arrange.

OFFER & TERMS

The property is offered for sale by way of informal tender. Unconditional offers are invited for the Freehold interest, subject to contract.

Offers must be submitted using the prescribed bid proforma available from Avison Young and sent via email only to:

james.warner@avisonyoung.com

and

anna.vallance@avisonyoung.com



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INDICATIVE BOUNDARY.

Contacts

FOR FURTHER INFORMATION,
PLEASE CONTACT:

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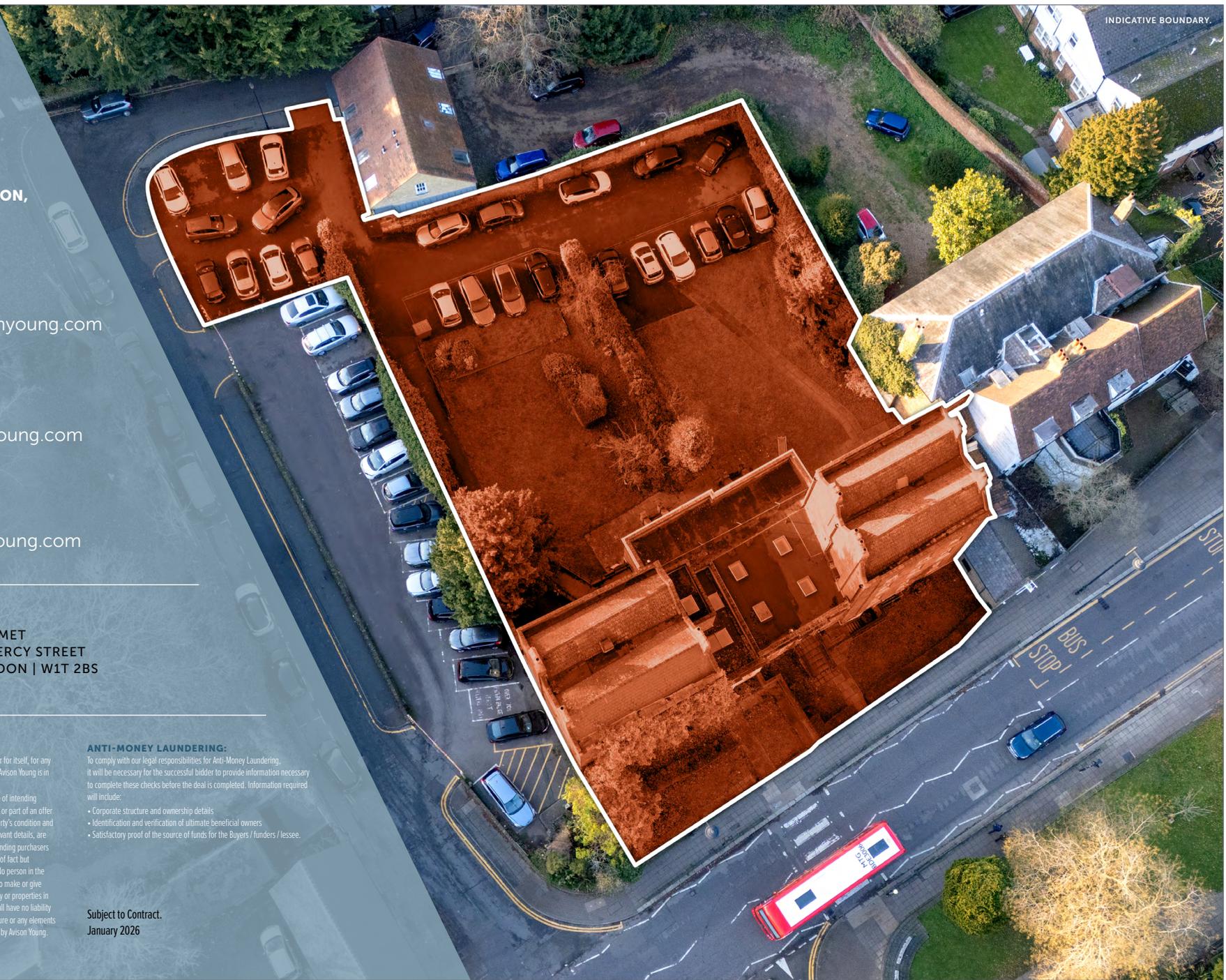
ANTI-MONEY LAUNDERING:

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:
• Corporate structure and ownership details
• Identification and verification of ultimate beneficial owners
• Satisfactory proof of the source of funds for the Buyers /tunders /lessee.

Subject to Contract.
January 2026

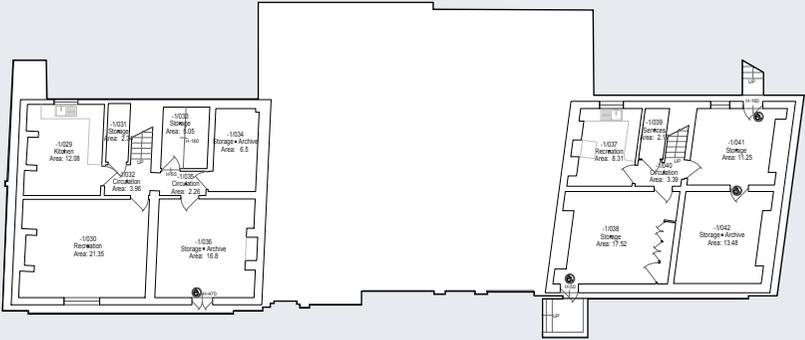
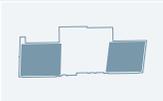
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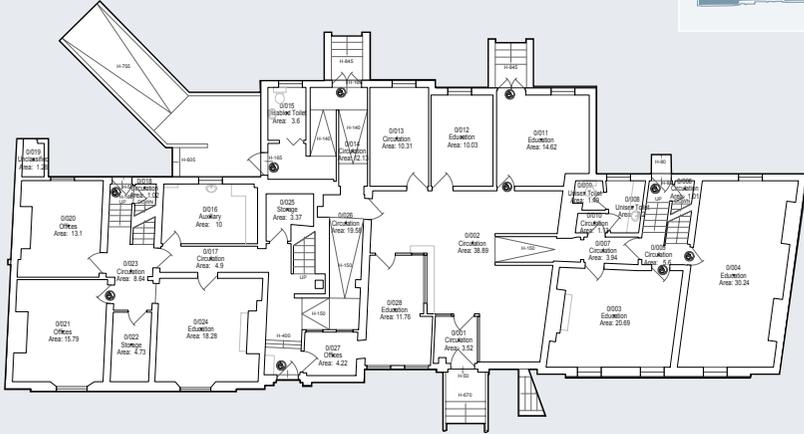


Floorplans

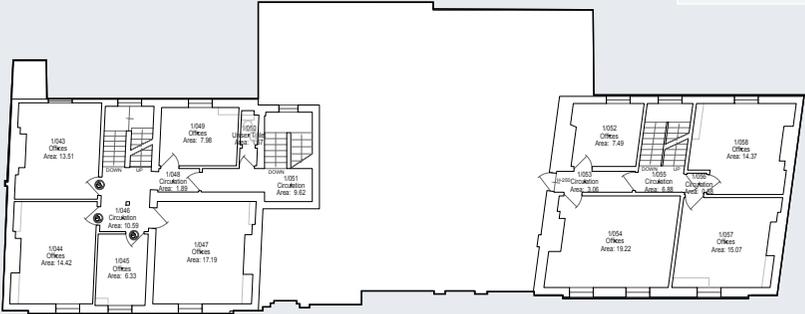
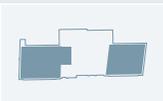
FIRST BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

