

MOLLISON AVENUE, ENFIELD, EN3 7NJ



**AN EXTREMELY PROMINENT ROADSIDE SITE OF
CIRCA 0.88 ACRES**

**ADJACENT TO MCDONALDS DRIVE THRU &
BRIMSDOWN RAIL STATION**

FOR SALE FREEHOLD

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LOCATION:

The site is immediately at the junction of the busy A1055 Mollison Avenue and Green Street opposite Brimsdown railway station to the west and Millmarsh Lane and Stockingwater Lane to the east providing access to the likes of Gist, Greggs, Warburtons, Macro, Matalan and Amazon.

Rail network at Brimsdown	-	Near immediately adjacent
A1010 Hertford Road	-	0.83 miles
A406 North Circular	-	0.85 miles
A10 Great Cambridge Road	-	1.6 miles
Waltham Cross town centre	-	2.4 miles
North Circular/Angel Road	-	3.25 miles due south
M25, Junction 25 via Bullsmoor Lane	-	3.25 miles
Central London	-	15 miles

AT A GLANCE:

- * **A very rare Mollison Avenue roadside opportunity**
- * **In excess 20,000 passing vehicles per day**
- * **Total site area circa 0.88 acres or thereabouts**
- * **McDonalds Property Company Limited have a long 125 year lease on approximately 0.28 acres**
- * **McDonalds trades 6 am through to midnight 7 days a week**
- * **0.6 acres or thereabouts with vacant possession**
- * **Freehold for sale**

DESCRIPTION:

A rare roadside site within the very heart of the Mollison Avenue business district in Enfield broadly aligned to the following:

- 0.28 acres - Occupied by McDonalds on a long leasehold at peppercorn
- 0.6 acres - With vacant possession

Total 0.88 acres

All floor areas and dimensions are approximate.

The vacant possession areas have an approximate roadside frontage of 60 to 65 meters with two dropped kerb access/exit points.



TENURE:	Freehold under title number EGL178514.
USE:	A former petrol filling station subsequently occupied by Avis until circa 2019 since when the site has been occupied as a pallet yard. Without reference to the LPA it is considered that the site could be suitable for roadside restaurant/drive thru, vehicle rental/sales, self store and potentially other uses.
PLANNING:	The current Enfield Council policies map identifies the site as being within a strategic industrial location abutting areas specifically designated as key character areas to be enhanced.
TERMS:	For sale subject to the long lease in favour of McDonalds Property Company Limited being for a term of 125 years from 30/01/98 at peppercorn.
PRICE:	£1.8 million subject to contract only.
VAT:	TBA.
EPC:	To follow.
RATEABLE VALUE:	With regard to the vacant possession areas we are aware of a single rateable value of £64,500 with effect 1 April 2026. Interested parties are advised to verify this at www.voa.gov.uk .
LEGAL COSTS:	Each party to be responsible for their own legal costs.
VIEWING:	Strictly by appointment through joint Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

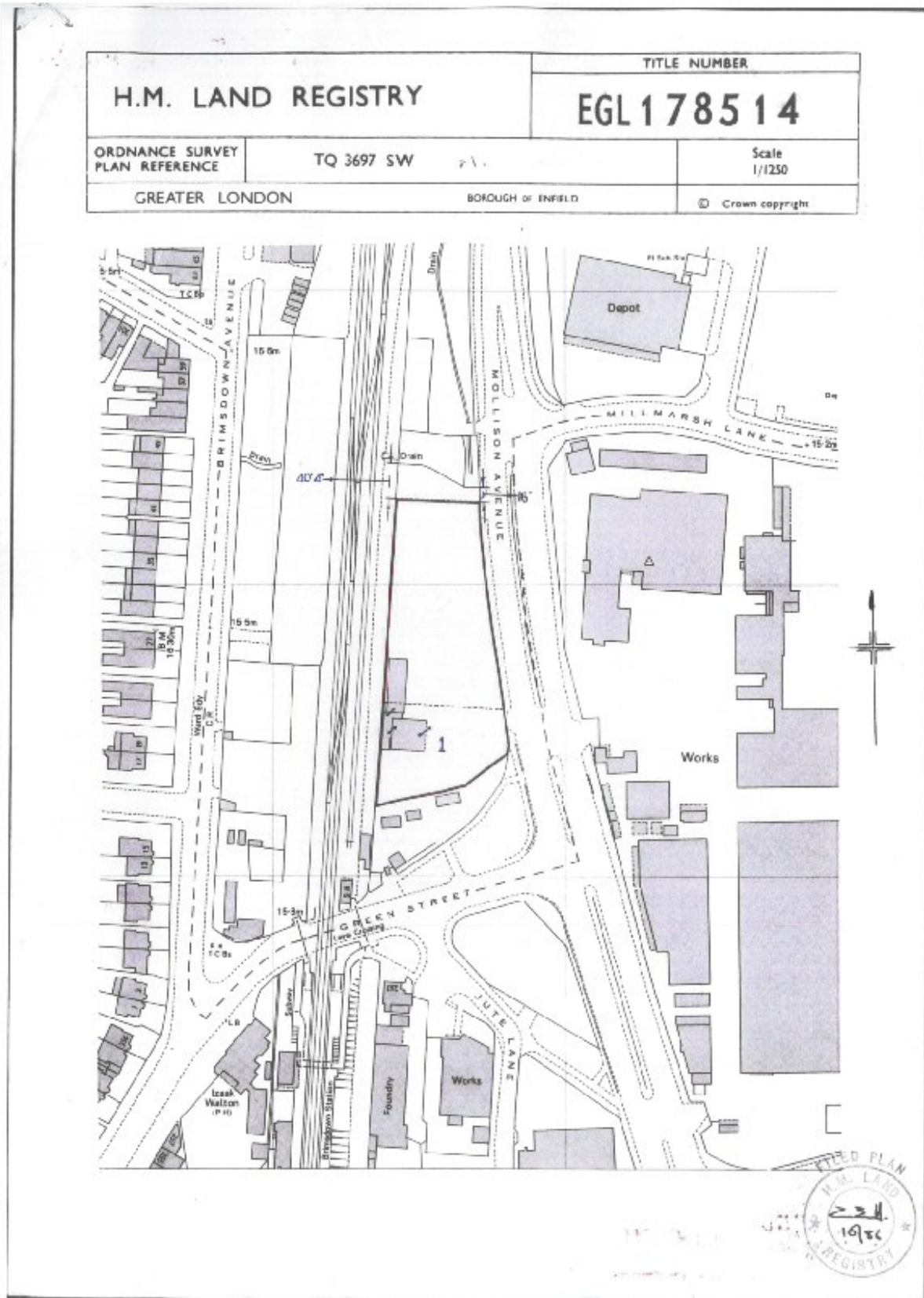
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