

AG&G



**FORTY HALL BANQUETING SUITE**

**FORTY HALL ESTATE, FORTY HILL, ENFIELD, EN2 9HA**



Banqueting Suite

Courtyard

Long Gallery

Walled Garden

Main Lawn

# FORTY HALL

## SUMMARY

- Popular events venue set within attractive grounds
- Charming historic building with heritage interior
- Approximate gross internal area 660 sq m (7,110 sq ft)
- Licensed to sell alcohol until 1:30am everyday
- Commercial kitchen
- Free parking available onsite
- In addition to event venue, exclusive use of internal and external spaces across the estate available by way of a concession contract (terms tbc)

**NEW LEASE – NIL PREMIUM**

**SEEKING RENTAL OFFERS IN THE  
REGION OF £75,000 PER ANNUM  
ALL TERMS TO BE NEGOTIATED**

**SUBJECT TO CONTRACT**

Sole Selling Rights

LONL712



# LOCATION

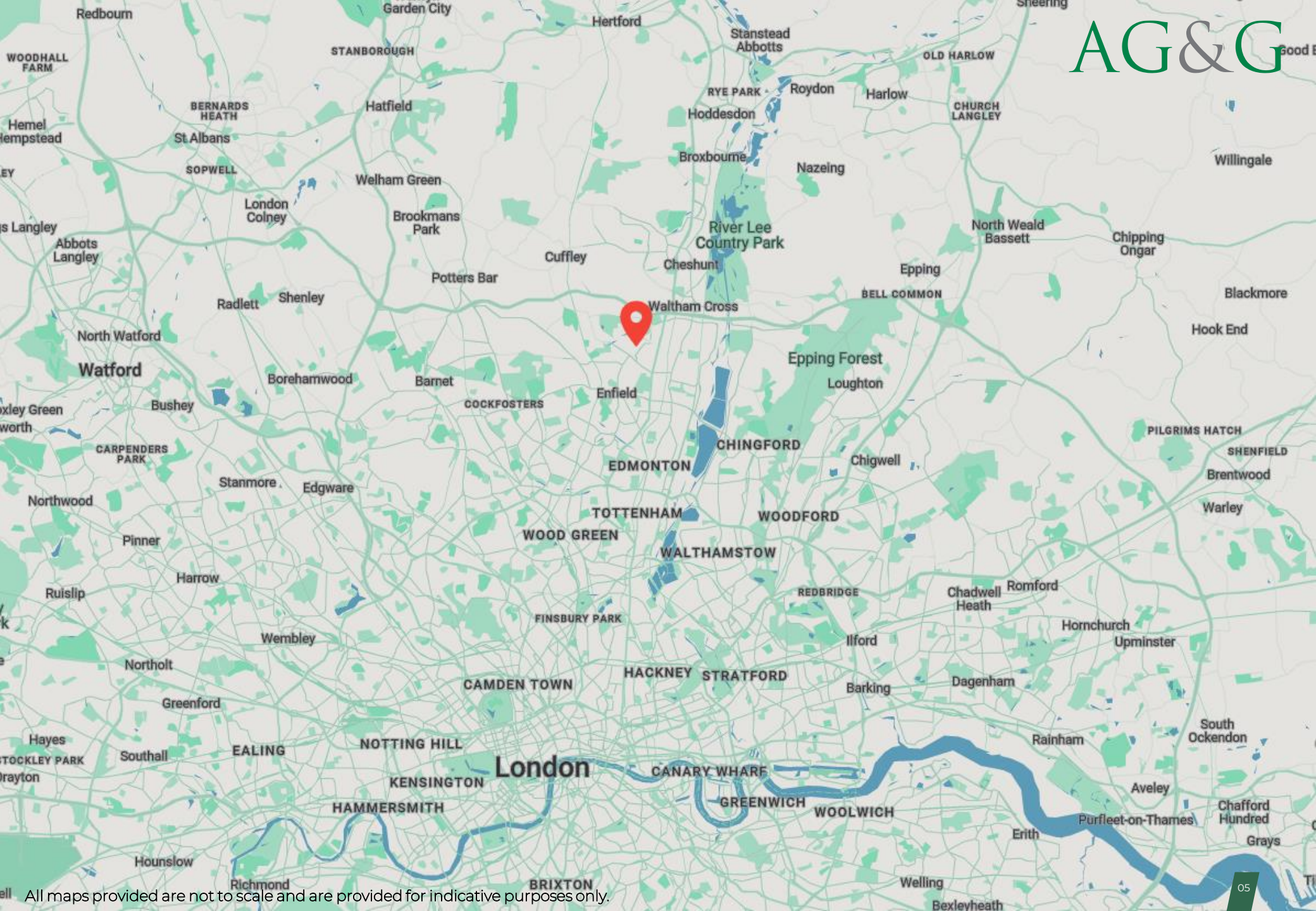
**The venue lies within the 273 acre Forty Hall Country Park (also known as the Forty Hall Estate)**

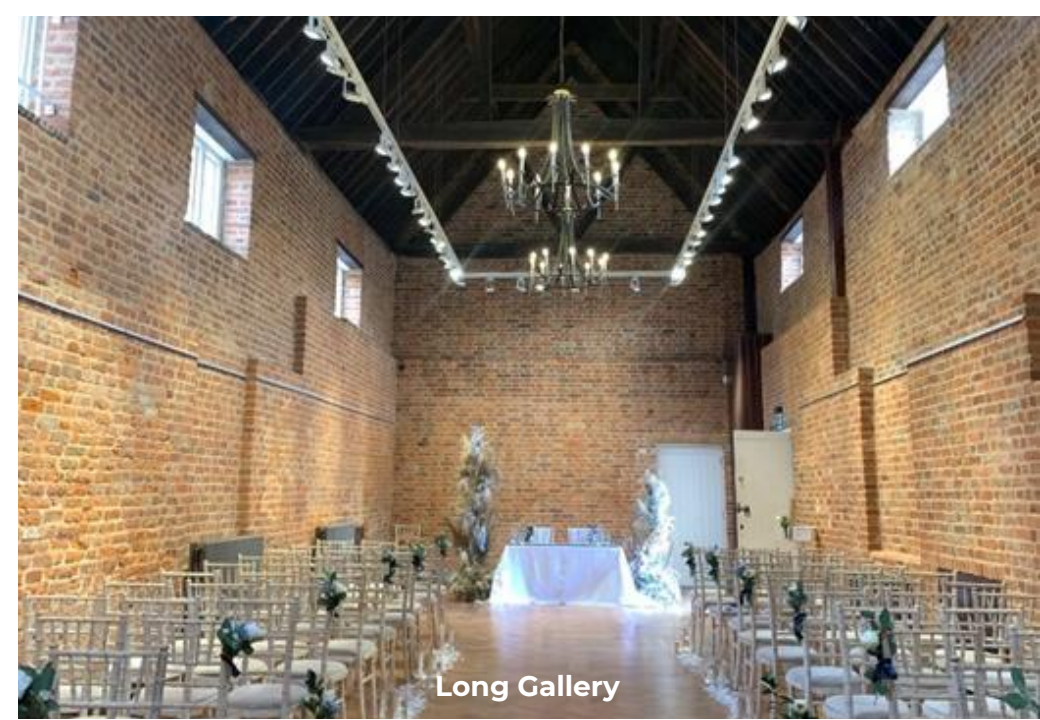
The venue is situated within an area administered by the London Borough of Enfield, approximately 2 Km (1 ¼ miles) north of Enfield Town and circa 18 Km (11 miles) north of central London.

Junction 25 of the M25 (A10 Great Cambridge Road intersection) lies less than 2km (1 mile) to the north east.

Turkey Street Railway Station (London Overground Weaver Line) lies circa 1,500 metres to the east which provides frequent services into London Liverpool Street Station with a journey time of around 35 minutes.

**FORTY HALL, FORTY HILL, ENFIELD, EN2 9HA**





Long Gallery



Banqueting Suite



Courtyard



Ground Floor Commercial Kitchen

## BANQUETING SUITE DESCRIPTION

**Sizable venue set within attractive landmark building dating back to 1620's. Surrounded by the Forty Hall Estate which includes lakes, ancient woodlands and farmland.**

Internally the accommodation is as follows:-

### **Ground floor**

Two large open plan rooms, bar servery, set of male, female and disabled customer wc's, office, bridal room, trade kitchen and various ancillary storage areas.

External terrace.

The demised areas of the banqueting suite are edged in red within this brochure.

**FORTY HALL, FORTY HILL, ENFIELD, EN2 9HA**

We have been advised that the property has the following approximate gross internal area:

**Ground floor** 660 sq m (7,110 sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

# FORTY HALL

## SITE PLAN

**Key**

**Demised under lease (Grade II listed)**  
Guide rent £75,000 pa

**Internal parts of Forty Hall (Grade I listed)**

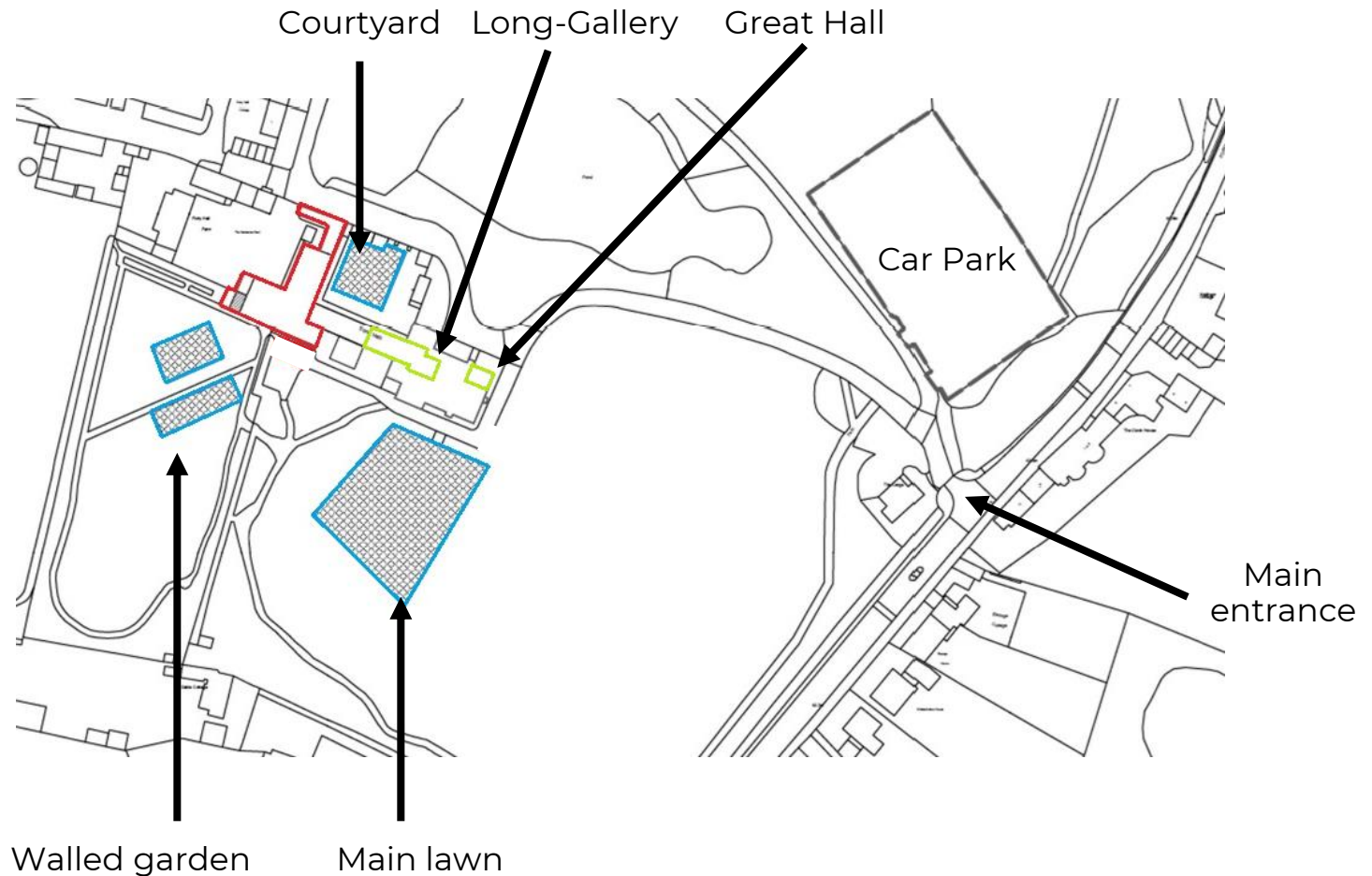
- Long Gallery
- Great Hall

Concession contract.  
Day rate offers invited

**External areas:**

- Courtyard
- Main Lawn
- Walled Garden

Concession contract  
Day rate offers invited



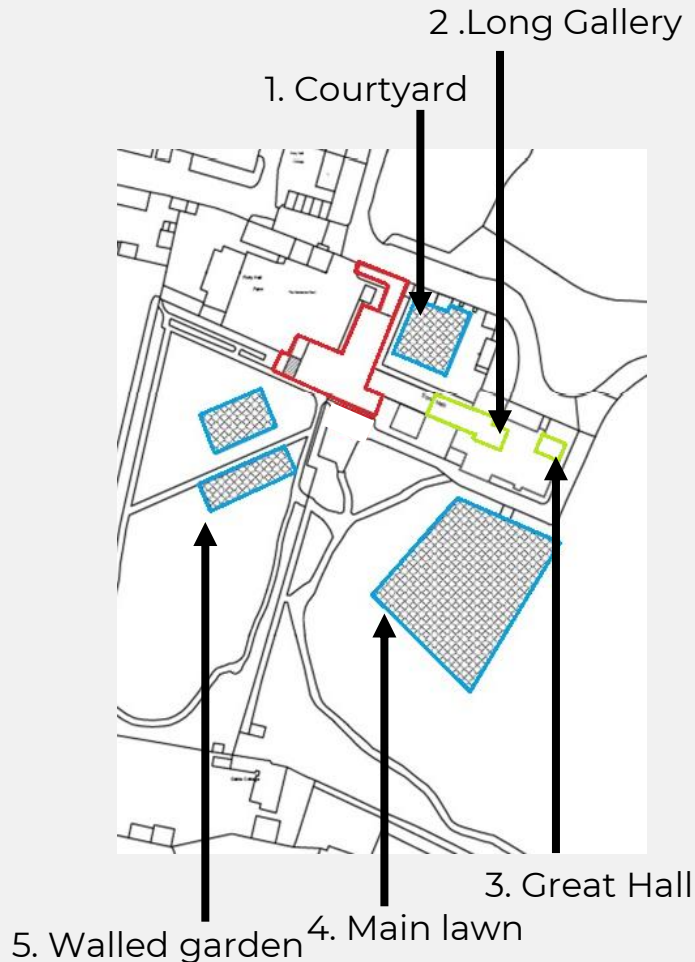
**FORTY HALL, FORTY HILL, ENFIELD, EN2 9HA**

The above site plan is not to scale and all lines drawn are provided for indicative purposes only.

# FORTY HALL

## ADDITIONAL SPACES AVAILABLE BY WAY OF EXCLUSIVITY CONCESSION CONTRACT - DAY HIRE OFFERS INVITED

The below additional spaces benefit from a separate Premises and Marriage Licence and could enable the tenant to host multiple functions and events within these spaces.



### **1. Courtyard**

Capacity: Suitable for 200 people seated

Description: This space is ideal for a variety of events, offering a versatile area that can be adapted for both formal and informal seated or standing gatherings.

### **2. Long Gallery (Inside Forty Hall - Grade I Listed)**

Capacity: Suitable for 120 - 150 people standing or 100 people seated

Description: Impressive space boasting brick walls, high windows and ceiling beams, provides a quirky and country feel, with ample space for creative layouts and configurations.

### **3. Great Hall (Inside Forty Hall - Grade I Listed)**

Capacity: Suitable for 40 people.

Description: Impressive dual aspect room benefiting from a sizeable feature fireplace.

### **4. Main Lawn**

Capacity: Suitable for 200-300 people standing or 200 people seated.

Description: The expansive Lawn provides a picturesque setting for larger events, with ample space for creative layouts and configurations.

### **5. Walled Garden**

Capacity: Suitable for 100- 150 people standing or 100 people seated

Description: Picturesque setting for wedding ceremonies and drinks receptions with ample space for creative layouts and configurations.

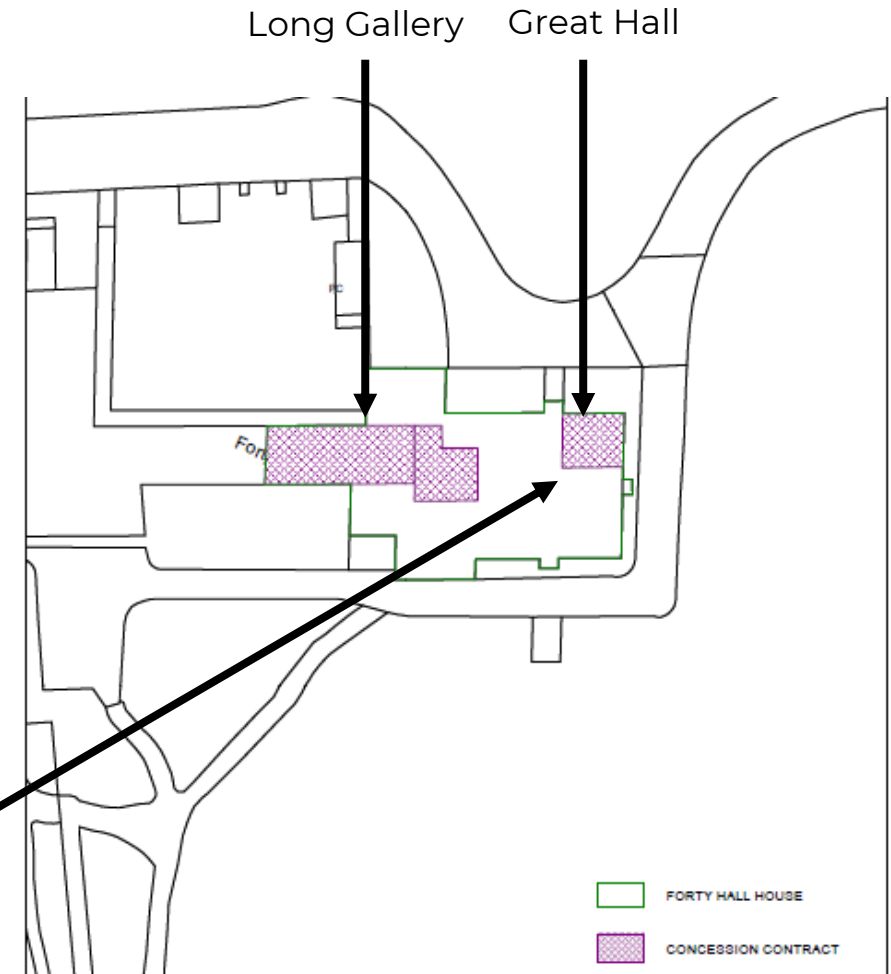
**FORTY HALL, FORTY HILL, ENFIELD, EN2 9HA**

The above site plan is not to scale and is provided for indicative purposes only.

## CONCESSION CONTRACT

The external areas in addition to the areas edged and cross-hatched in purple on this plan will not be demised to the tenant under the lease, but the tenant will have the ability to utilise this space for trading / functions under a concession contract (terms to be confirmed)

Please note that these internal parts Forty Hall House are Grade I listed house, therefore alterations will not be permitted.



**FORTY HALL, FORTY HILL, ENFIELD, EN2 9HA**

Not to scale and is provided for indicative purposes only.

# EXTERNAL AREAS - CONCESSION CONTRACT

AG&G



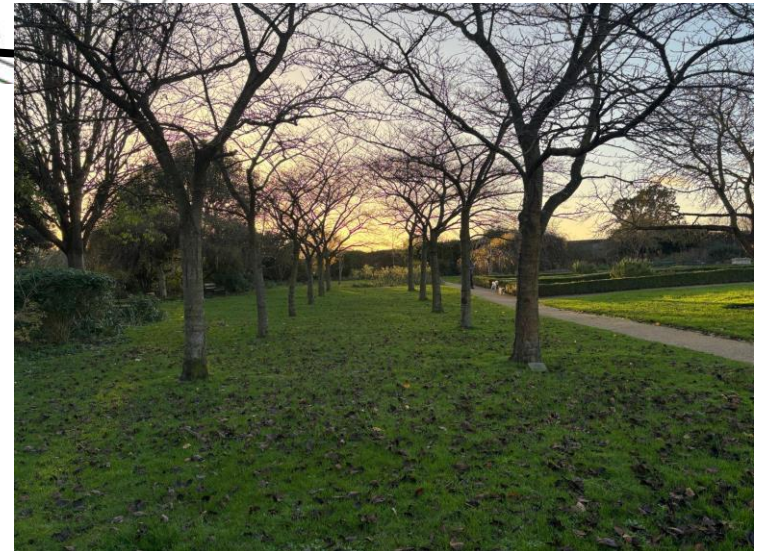
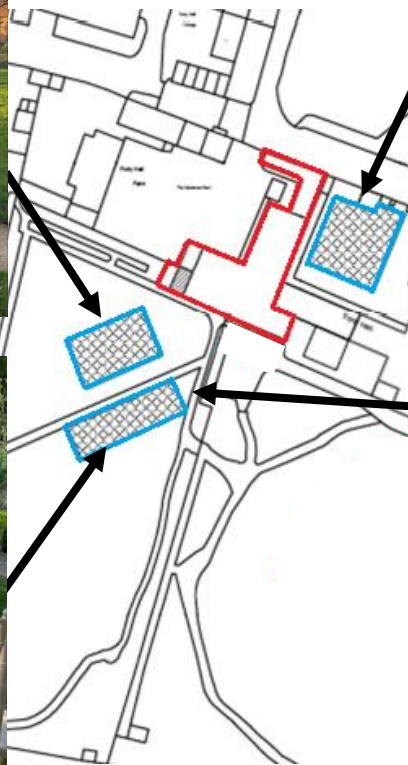
Walled Garden

Courtyard

Main Lawn

NB: All lines drawn are for indicative purposes only

## WALLED GARDEN & COURTYARD



# FORTY HALL

## SERVICES

We are advised that the property is connected to all mains services.

## LICENSING

The property has a Premises Licence permitting the sale of alcohol from 11:00am until 1:30am everyday. The Premises Licence also permits the following activities:-

- Playing of recorded music
- Performance of dance
- Late night refreshment

We have been advised that the maximum capacity is 180 people.

## PLANNING

We have been advised that the Annex Banqueting Hall is Grade II listed and the main house is Grade I listed. The site falls within:-

- Conservation Area
- Historic Parks & Gardens
- Greenbelt
- Article 4 Area

## EPC

The Annexe has an EPC rating of E (124).  
[Click Here to download the EPC](#)

## RATING ASSESSMENT

The property is listed as a Banqueting Hall & Premises and has a rateable value of £41,750 with effect from April 2026.

## BASIS OF LETTING

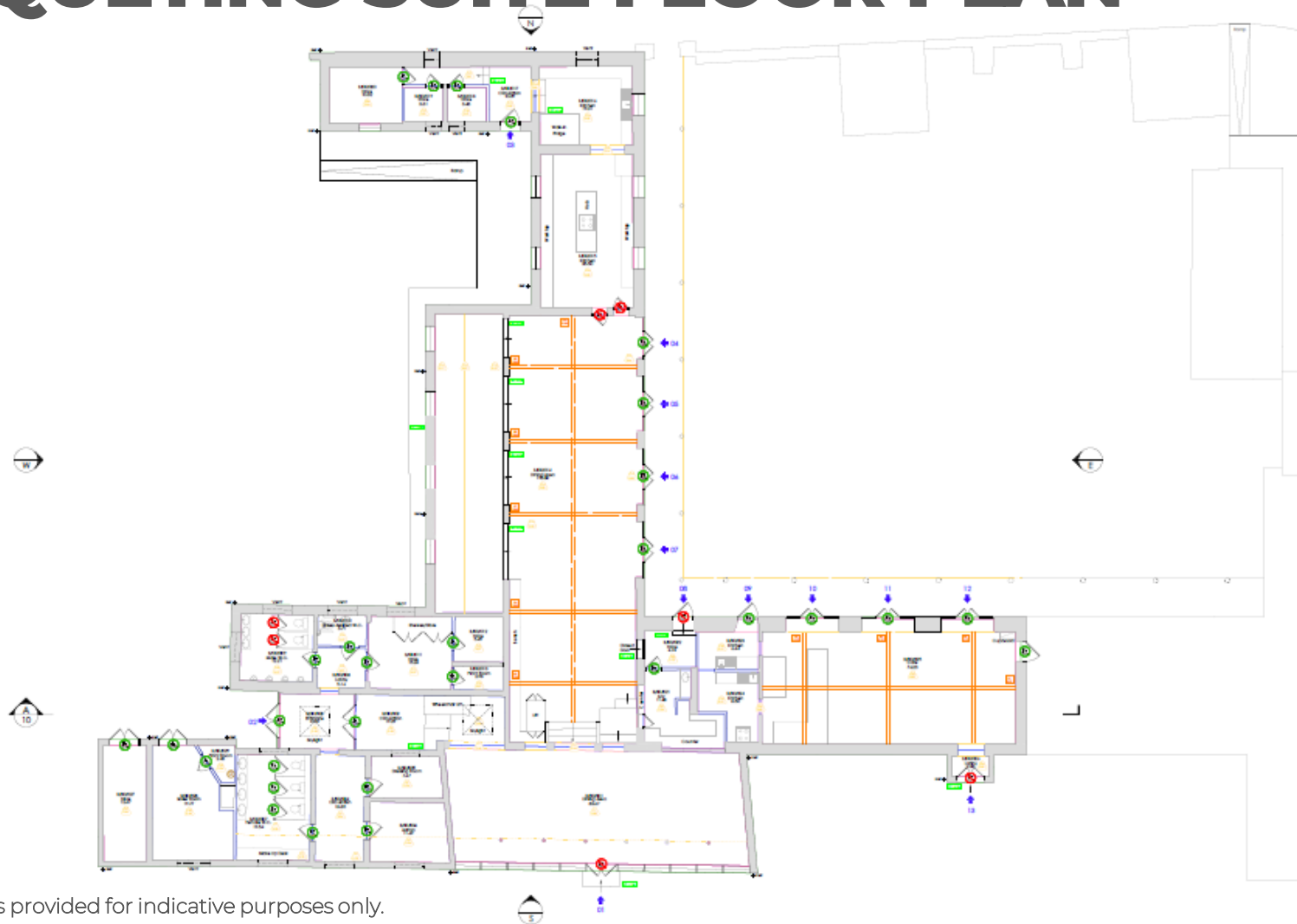
The banqueting suite (edged in red on pages 2 and 8) is available by way of a new lease, nil premium, all terms to be negotiated. Guide rent £75,000 per annum (plus VAT if applicable).

Exclusive use of an additional five private event spaces. These spaces will be made available under a concession contract, all terms of the concession contract are to be confirmed. These areas illustrated on page 9.

Subject to vacant possession being provided upon completion and subject to contact only.

**FORTY HALL, FORTY HILL, ENFIELD, EN2 9HA**

## BANQUETING SUITE FLOOR PLAN



Not to scale and is provided for indicative purposes only.

**FORTY HALL, FORTY HILL, ENFIELD, EN2 9HA**



# VIEWINGS & FURTHER INFORMATION

**The business is currently operating for private events only, prospective tenants are requested to undertake an external inspection in the first instance.**

**On no account should the current tenant, staff or management be approached in connection with this matter.**

## PLEASE CONTACT:

**James Grimes**

**tel:** 020 7836 7826

**mob:** 07989 986 388

**email:** james.grimes@agg.uk.com

**Panayiotis Themistocli**

**tel:** 020 7836 7826

**mob:** 07973 856 232

**email:** panayiotis.themistocli@agg.uk.com

**web:** [agg.uk.com](http://agg.uk.com)

**Address:** 8 Exchange Court

Covent Garden

London

WC2R 0JU

The Money Laundering Regulations require us to conduct checks upon all Purchasers/Tenants. Prospective Purchaser(s) and Tenant(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

**Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS • R.A. Negus. BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS**  
Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property, but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.