

All enquiries to:

T: 020 8498 9292

E: info@spencercraig.com

W: www.spencercraig.com



Chartered Surveyors and Property Management Consultants

ON BEHALF OF ENFIELD COUNCIL

RETAIL PREMISES

(A1 USE)

GROSS INTERNAL AREA 450 FT² (41.8.M2)

NEW LEASE AVAILABLE

49 KEMPE ROAD, ENFIELD EN1 4QT



All enquiries to:

T: 020 8498 9292

E: info@spencercraig.com

W: www.spencercraig.com



LOCATION	<p>The premises are located within this neighbourhood shopping parade, situated in this densely populated residential area.</p> <p>Kempe Road is located between Turkey Street and Bullsmore Lane, running parallel with the A10 Great Cambridge Road.</p>
DESCRIPTION	<p>The shop is arranged on ground floor level with the following approximate dimensions:</p> <p>Net Frontage: 16'7" (5.05m) Built depth (internal): 27'2" (8.27m) Gross Internal Area 450ft² (41.8.m²)</p> <p>The property is suitable for a variety of uses subject to landlords and planning consent being granted (with a preference for non-conflict with existing occupiers). Our clients instructions are that A3/A5 catering uses will <u>not</u> be considered.</p>
TERMS & RENT	<p>The premises are offered to let upon a new full repairing and insuring lease terms to be agreed at a commencing rental of £6,300.00 per annum exclusive</p>
PLANNING & RATING	<p>The property is situated within the London Borough of Enfield.</p> <p>Interested parties are advised to make their own planning enquiries with the Local Authority – 020 8379 3000.</p> <p>The current Rateable value for these premises is £4,250.00</p>
EPC	<p>Band C (copy upon request)</p>
LEGAL COSTS	<p>The ingoing lessee is to bear the Council's reasonable level costs, estimated to be in the sum of £1,000.00</p>
VIEWING	<p>Strictly by appointment with the councils appointed agents:</p> <p>Spencer Craig Partnership, Fiscal House, 76 Station Way, Buckhurst Hill, Essex IG9 6LL</p> <p>Tel 020 8498 9292</p>
	<p>NB. All measurements provided are approximate and given solely as a guide and should be verified by the ingoing tenant or their representative as to their accuracy.</p>