

All enquiries to:

T: 020 8498 9292

E: [info@spencercraig.com](mailto:info@spencercraig.com)

W: [www.spencercraig.com](http://www.spencercraig.com)

**ON BEHALF OF THE LONDON BOROUGH OF  
ENFIELD**

**RETAIL PREMISES  
(CLASS E SHOP)**

**GROSS INTERNAL AREA 475 FT<sup>2</sup> (44.13 M<sup>2</sup>)**

**NEW LEASE AVAILABLE**

**180 BAKER STREET, ENFIELD EN1 3JY**



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<b>LOCATION</b>	<p>The property occupies a good secondary trading location fronting onto Baker Street, which is a busy local thoroughfare, being within one mile of Enfield town centre. Customer car parking is available to the service road running to the front of the parade.</p> <p>The property forms part of a well-established parade and is suitable for a variety of E class uses, subject to non-conflict with other occupiers within the parade. <b>Our clients instructions are that no restaurant or takeaway uses will be considered.</b></p>
<b>DESCRIPTION</b>	<p>The shop is arranged on ground floor level with the following approximate dimensions and floor areas:</p> <p><b>BUILT DEPTH (INTERNAL) 35' (10.67M)      GROSS INTERNAL AREA: 475FT2 (44.13M2)</b></p>
<b>TERMS</b>	<p>The property is offered to let upon a new lease for a term to be agreed at a commencing rental of <b>£10,000.00</b> per annum exclusive. The lease is to be granted outside the provisions of the Landlord and Tenant Act 1954.</p>
<b>PLANNING &amp; RATING</b>	<p>The property is situated within the London Borough of Enfield - 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 £6,800.00</p>
<b>EPC</b>	<p>Band E.</p>
<b>LEGAL COSTS</b>	<p>The ingoing lessee is to bear the Council's reasonable legal costs, estimated to be in the sum of £1,000.00</p>
<b>VIEWING</b>	<p>Strictly by appointment with the councils appointed agents:</p> <p>Spencer Craig Partnership, 3 Station Parade, Cherry Tree Rise, Buckhurst Hill, Essex IG9 6EU.</p> <p><b>Tel: 020 8498 9292      Email: <a href="mailto:info@spencercraig.com">info@spencercraig.com</a></b></p>
	<p><b>These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. All services &amp; installations are un-tested and applicants will need to ascertain the condition of such installations themselves prior to making any offer. All measurements given are approximate and given solely as a guide and should be verified by the ingoing tenant or their representatives as to their accuracy.</b></p>