

All enquiries to:

T: 020 8498 9292

E: info@spencercraig.com

W: www.spencercraig.com



Chartered Surveyors and Property Management Consultants

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

**RETAIL PREMISES
(CLASS E SHOP)**

GROSS INTERNAL AREA 470 FT² (43.66 M²)

NEW LEASE AVAILABLE

210 BAKER STREET, ENFIELD EN1 3JY



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LOCATION	<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. Our clients instructions are that no restaurant or takeaway uses will be considered.</p>								
DESCRIPTION	<p>The shop is arranged on ground floor level with the following approximate dimensions and floor areas:</p> <table><tr><td>Net frontage:</td><td>13'10" (4.21M)</td><td>SALES AREA:</td><td>366 SQ.FT (34M2)</td></tr><tr><td>BUILT DEPTH (INTERNAL)</td><td>33'9" (10.29M)</td><td>GROSS INTERNAL AREA:</td><td>470FT2 (43.66M2)</td></tr></table>	Net frontage:	13'10" (4.21M)	SALES AREA:	366 SQ.FT (34M2)	BUILT DEPTH (INTERNAL)	33'9" (10.29M)	GROSS INTERNAL AREA:	470FT2 (43.66M2)
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TERMS	<p>The property is offered to let upon a new lease for a term to be agreed at a commencing rental of £10,750.00 per annum exclusive. The lease is to be granted outside the provisions of the Landlord and Tenant Act 1954.</p>								
PLANNING & RATING	<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>								
EPC	<p>Band D.</p>								
LEGAL COSTS	<p>The ingoing lessee is to bear the Council's reasonable legal 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, 3 Station Parade, Cherry Tree Rise, Buckhurst Hill, Essex IG9 6EU.</p> <p>Tel: 020 8498 9292 Email: info@spencercraig.com</p>								
	<p>These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. All services & 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.</p>								