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

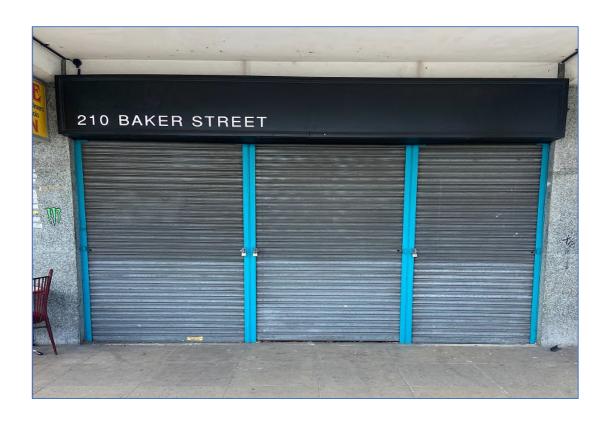
RETAIL PREMISES

(CLASS E SHOP)

GROSS INTERNAL AREA 470 FT² (43.66 M2)

New Lease Available

210 BAKER STREET, ENFIELD EN1 3JY



All enquiries to:

T: 020 8498 9292

E: info@spencercraig.com W: www.spencercraig.com



Chartered Surveyors and Property Management Consultants

LOCATION	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. 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.			
DESCRIPTION	The shop is arranged on ground floor level with the following approximate dimensions and floor areas:			
	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)
TERMS	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.			
PLANNING & RATING	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. The current Rateable value for these premises is £6,800.00			
EPC	Band D.			
LEGAL COSTS	The ingoing lessee is to bear the Council's reasonable legal costs, estimated to be in the sum of £1,000.00			
VIEWING	Strictly by appointment with the councils appointed agents:			
	Spencer Craig Partnership, 3 Station Parade, Cherry Tree Rise, Buckhurst Hill, Essex IG9 6EU.			
	Tel: 020 8498 9292 Email: info@spencercraig.com			
	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.			