

All enquiries to:

T: 020 8498 9292

E: info@spencercraig.com

W: www.spencercraig.com

**ON BEHALF OF ENFIELD COUNCIL
TO LET UPON NEW LEASE TERMS**

**RETAIL PREMISES / OFFICES
E CLASS**

NEW LEASE AVAILABLE

200 LANGHEDGE LANE, EDMONTON, N18 2TJ



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LOCATION	The premises are located within a tertiary neighbourhood area. Located within walking distance to Fore Street, White Heart Lane and Silver Street overground train station. Our clients instructions are that takeaway use will not be considered.
DESCRIPTION	The premises comprise a ground floor lock up unit suitable for a variety of E Class uses.
TERMS & RENT	The premises are available to let on a new full repairing and insuring lease, the terms of which are to be agreed, at a commencing rental of £6,150.00 per annum exclusive. The lease is to be granted outside the provisions of the Landlord and Tenant Act 1954 with Landlords option to break at any time with six months prior written notice.
PLANNING & RATING	<p>The property is located within the London Borough of Enfield, interested parties are advised to make their own planning enquiries with the Local Authority – 020 8379 1000.</p> <p>The current Rateable value for these premises are £5,600.00</p>
EPC	EPC - D rating
LEGAL COSTS	The ingoing lessee is to bear the Council's reasonable legal costs of approximately £1,000.
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</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> <p>These Particulars do not constitute an offer or contract. We have not tested any of the services referred to in these particulars. Applicants should satisfy themselves as to the correctness of the details including as to whether VAT is payable on rents, prices, or premiums.</p>