

All enquiries to:

T: 020 8498 9292

E: info@spencercraig.com

W: www.spencercraig.com

ON BEHALF OF ENFIELD COUNCIL

RETAIL PREMISES / OFFICES

E CLASS

GROSS INTERNAL AREA 682 FT² (63.3M²) PLUS GARAGE

NEW LEASE AVAILABLE

281 BRETENHAM ROAD, EDMONTON, N18 2HF



All enquiries to:

T: 020 8498 9292

E: info@spencercraig.com

W: www.spencercraig.com



LOCATION	The premises are located within a neighbourhood shopping parade, comprising six shops within a densely populated residential area, close to Craig Park. Our clients instructions are that takeaway uses will not be considered.
DESCRIPTION	<p>The property comprises a ground floor lock up shop, which has been used as offices, being suitable for a variety of E class uses (subject to non-conflicting trade with existing occupiers within the parade, together with freeholders and planning consents).</p> <p>Existing users within the parade include Grocers/Off Licence, Bakery and Launderette.</p>
TERMS & RENT	The premises are available to let on a new full repairing and insuring lease, for a term to be agreed, at a commencing rental of £11,100 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 3000.</p> <p>The current Rateable value for these premises is £6,700.00</p>
EPC	Band D. (copy upon request)
LEGAL COSTS	The ingoing lessee is to bear the Council's reasonable legal costs of approximately £1000.
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>