

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 ENFIELD COUNCIL**

**RETAIL PREMISES**

**(CLASS E SHOP)**

**GROSS INTERNAL AREA 857 FT<sup>2</sup> (79.62M<sup>2</sup>)**

**NEW LEASE AVAILABLE**

**4 ENFIELD ROAD, ENFIELD, EN2 7HN**



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<b>LOCATION</b>	<p>The premises are located in a secondary main road position fronting onto a service road running parallel with the A1010 Enfield Road, close to Slade's Hill.</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 takeaway use will not 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>Net frontage: 29' 3" (8.95m2)                      Gross Internal Area: 857 ft2 (79.62m2)</b></p>
<b>TERMS &amp; RENT</b>	<p>The property is offered to let upon a new lease for a term to be agreed, at a commencing rental of <b>£18,000.00</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 1000.</p> <p>The current Rateable value for these premises is £7,600.00</p>
<b>EPC</b>	<p>EPC - C rating</p>
<b>LEGAL COSTS</b>	<p>The ingoing lessee is to bear the Council's reasonable legal costs of approximately £1,000.</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 an 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>