

All enquiries to:

T: 020 8498 9292

E: info@spencercraig.com

W: www.spencercraig.com



ON BEHALF OF ENFIELD COUNCIL

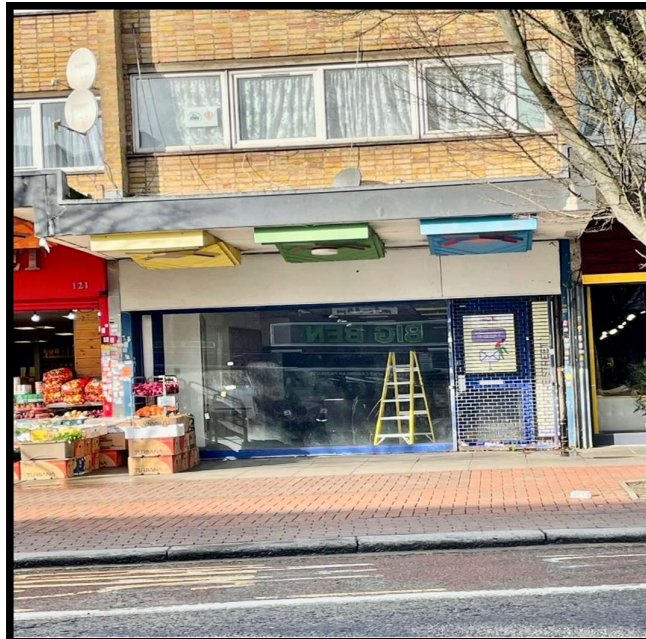
RETAIL PREMISES

(E CLASS)

GROSS INTERNAL AREA 1,579 FT² (146.69M²)

NEW LEASE AVAILABLE

123 FORE STREET, EDMONTON, LONDON, N18 2XF



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LOCATION	The property occupies a good trading location forming part of the popular Angel shopping area fronting onto Fore Street, being in close proximity to a number of multiple retailers including Tesco, Superdrug, Peacocks and other multiples including Natwest, McDonald's and Costa.
DESCRIPTION	<p>The shop is arranged on ground floor level with the following approximate dimensions:</p> <p>Net frontage: 17/6" (5.33m) Built depth (internal) : 90'0" (27.43m) Gross internal area: 1,579 sq.ft (146.69 m2)</p> <p>The unit is located within a mixed user retail parade and is suitable for a variety of uses subject to landlords and planning consent being obtained (with a preference for non-conflict with existing occupiers). Our clients' instructions are catering uses will not be considered).</p>
TERMS & RENT	The premises are available on a new full repairing and insuring lease for a term by negotiation, at a commencing rental of £38,500.00 per annum exclusive. The lease is to be granted outside the provisions of the Landlord and Tenant Act 1954 with a landlord's option to break at any time after 5 years, subject to 12 months prior written notice.
PLANNING & RATING	<p>The property is situated within the London Borough of Enfield</p> <p>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 £22,250.00</p>
EPC	Band D (copy upon request)
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	<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. 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. All mains services are connected to the property, we have not tested any of the services or plant. Applicants should satisfy themselves as to the correctness of the details including as to whether VAT is payable on rents, prices, or premiums.</p>