

All enquiries to:

T: 020 8498 9292

E: info@spencercraig.com

W: www.spencercraig.com



Chartered Surveyors and Property Management Consultants

ON BEHALF OF ENFIELD COUNCIL

NEW BUILT RETAIL/CLASS E UNITS

(CATERING / TAKEAWAY / SUPERMARKET EXCLUDED)

SIZES APPROX. 600 SQ.FT PER UNIT – 55.8M² APPROX.

NEW LEASE AVAILABLE

160A/160B SOUTH STREET, ENFIELD, EN3 4GE



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LOCATION	<p>These two adjoining retail parades are located within close proximity of Ponders End Station and form part of the ongoing Alma Estate Regeneration.</p> <p>The local area is densely populated with the entire Alma Estate Regeneration providing over 1,000 new homes surrounding these commercial units.</p>
DESCRIPTION	<p>Situated at ground floor with frontage onto South Street, these two remaining retail units, which are recently constructed, will offer a gross internal area of approximately 600 sq.ft with correct sizes to be determined as soon as possible.</p> <p>The units will be offered in shell and core condition with incoming main electric and water services plus an obligation for any incoming tenant to connect to the buildings sprinkler and communal heating/hot water system. Further details with regards to ingoing tenants fitout requirements available upon request.</p>
TERMS & RENT	<p>The premises are available on a new lease for a term by negotiation.</p> <p>Rent - £16,500 per annum exclusive per unit.</p>
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 properties are not yet assessed for Rating.</p>
EPC	<p>To be assessed.</p>
LEGAL COSTS	<p>The ingoing lessee is to bear the Council's reasonable legal costs.</p>
VIEWING	<p>Strictly by appointment once construction is complete via 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 Email: info@spencercraig.com</p>
	<p>NB. All measurements provided are approximate and given solely as a guide and should be verified by the ingoing tenant or their representatives as to their accuracy.</p>