

CLASS E OPPORTUNITY

ENFIELD

30/32 LONDON ROAD

**Description**

The property is located in Enfield, c. 10 miles north-northeast of Central London. It has a population of 115,762 (2011 census). Enfield Town station is well connected with National Rail services to Liverpool Street in Central London, and Enfield Chase Station provides alternative services to Central London. Enfield also benefits from excellent bus links.

The subject property is located opposite the Palace Gardens Shopping Centre, on London Road (A105), a busy arterial road which dissects Enfield Town Centre and generates a high traffic flow.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The property is a mid-terraced retail unit beneath a floor offices, and the Bank's demise comprises the ground only. There is a car park to the rear and the lease contains rights to use 7 spaces.

The premises comprise the following approximate areas:

Ground Floor 4,659 sq. ft. (433 sq. m)

Lease

Assignment of the lease due to expire 24 December 2023. Alternatively a sublease is available.

Rent

£80,000

per annum exclusive.

Incentives available.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£57,500
UBR (20/21)	0.512p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of D 88. A full Energy Performance Certificate is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly via appointment through sole agents, **Green & Partners**, contacting:

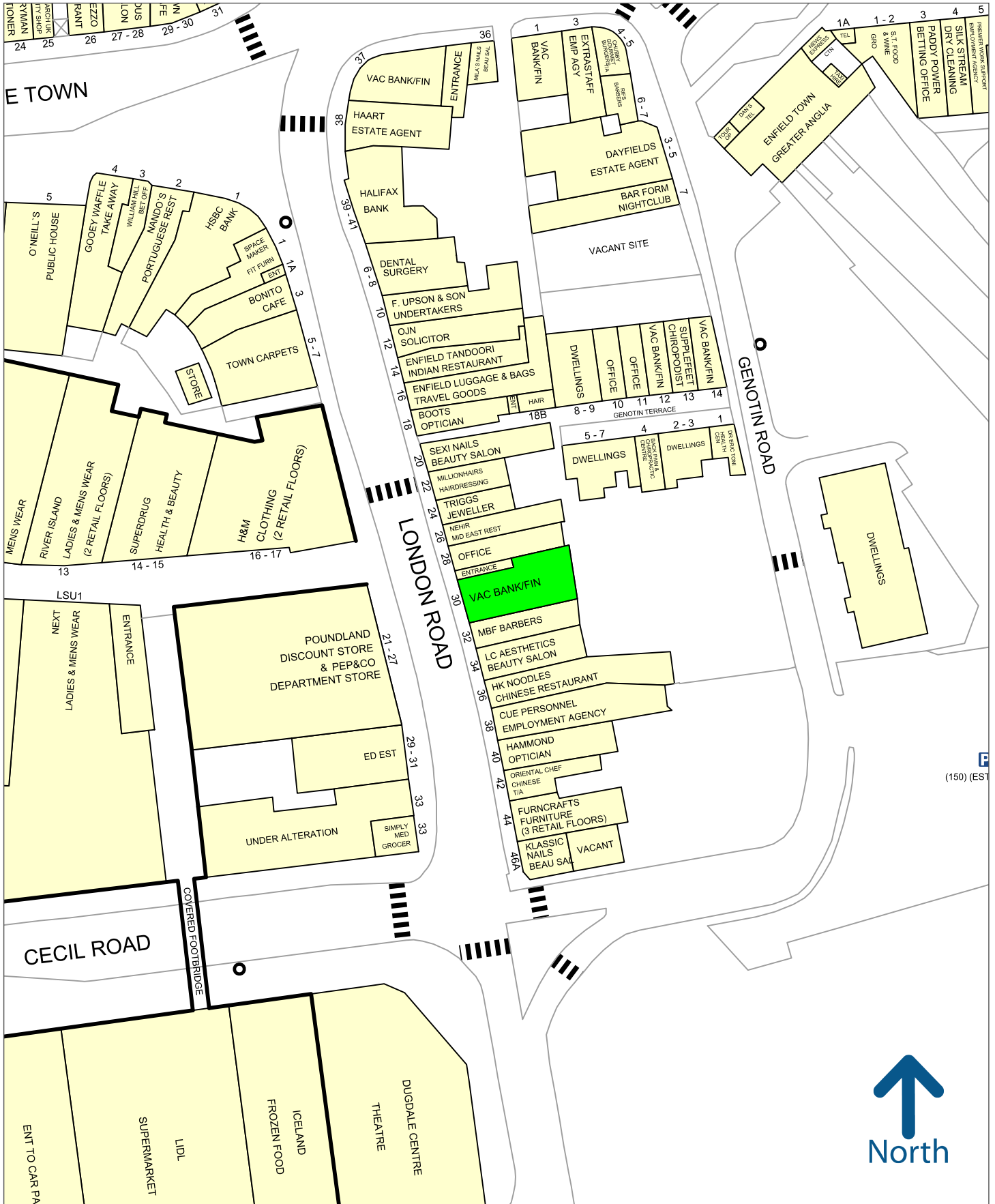
Rowen Grandison 07733 303121
rowen.grandison@greenpartners.co.uk

Mike Willoughby 07810 480291
mike.willoughby@greenpartners.co.uk

In partnership with:



Subject to Contract



50 metres

Experian Goad Plan Created: 29/11/2021
Created By: Green and Partners



Copyright and confidentiality Experian, 2020. © Crown
copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011