CLASS E OPPORTUNITY ENFIELD 30/32 LONDON ROAD



Description

The property is located in Enfield, c. 10 miles northnortheast 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



per annum exclusive.

Incentives available.

Rateable Value

Business Rates

£57,500 UBR (20/21) 0.512p

the following rating information:

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

We have been informed by the Valuation Office Agency of

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

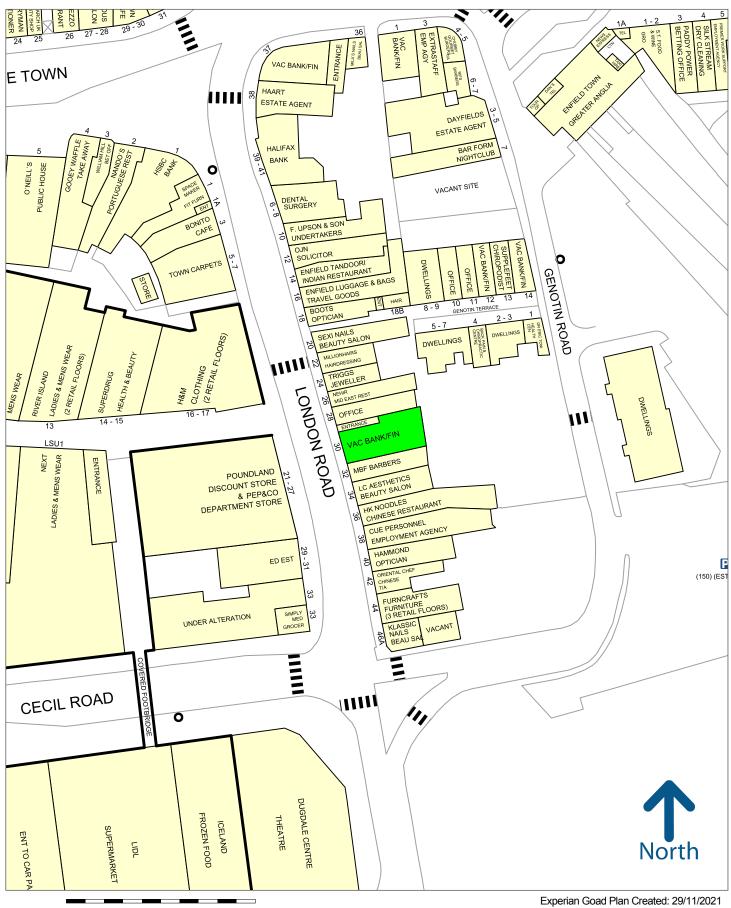


020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

Green and Partners for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein; and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property.







Map data

50 metres

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

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

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