

TO LET

DOUBLE FRONTED RETAIL UNIT WITH CLASS A1/A2 USE

Approx. 3,494 sq ft (324.61 sq m)



**29-31 London Road
Enfield
EN2 6DR**

- Double fronted retail unit
- Former bank premises
- Class A1/A2 use
- Suitable for A3 restaurant use subject to planning permission
- Useful basement storage and/or meeting rooms
- Rear service access & parking

See important notice overleaf

020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

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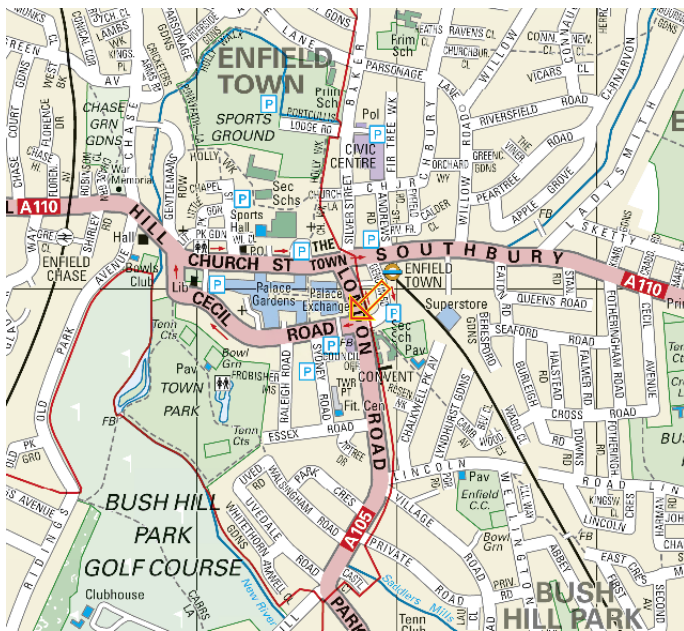
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Description

The property comprises a double fronted retail unit previously used as a banking hall together with very useful basement storage area. Loading access and parking is available at the rear of the property.

Location

The property is situated on the west side of the busy London Road being highly visible close to its junction with The Town and Cecil Road. The pedestrian entrance to Palace Gardens Shopping Centre is only few yards away which is a busy walkway connecting Enfield Town BR Station and main bus stops serving the area.



Energy Performance Certificate (EPC)

Rating: D78

The full EPC and recommendation report can be viewed and downloaded from our website

www.bowyerbryce.co.uk

Floor Areas

Floor areas are net internal and approximate only

	Ft	M
Gross Frontage	38	11.43
	Sq ft	Sq M
Ground Floor	2,286	212.42
Basement Storage	1,027	112.19
Total	3,494	324.61

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£69,500 pa exclusive

All prices are subject to VAT if applicable
SUBJECT TO CONTRACT

Business Rates

Rateable value 2018/2019 £51,500

Rates payable £25,389.50

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Viewing

Strictly by appointment through Bowyer Bryce

Property Ref: 013132

Contact



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