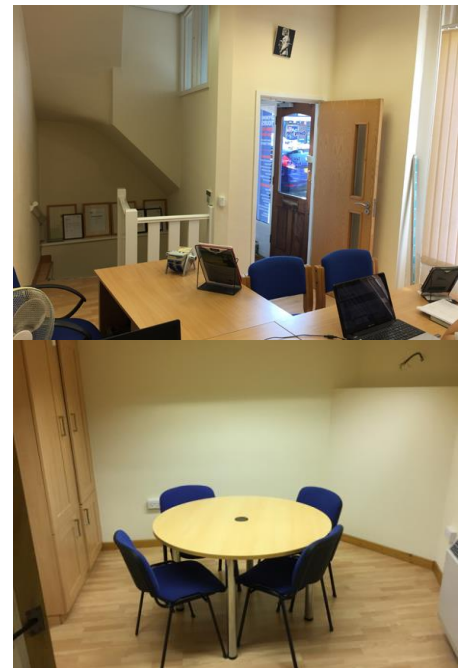


TO LET

OFFICES WITH SHOP FRONT (CLASS A2 USE) Approx. 494 sq ft (45.89 sq m)



12 Southbury Road Enfield EN1 1YT

- Ground & first floor offices with basement office/meeting room and staff facilities
- Class A2 use i.e. offices suitable for financial services, estate agents etc
- Superb location opposite Enfield Town station
- Available on a new lease

See important notice overleaf

020 8367 5511

96 Silver Street, Enfield EN1 3TW
Also at: London W1 & Stevenage

bowyerbryce.co.uk

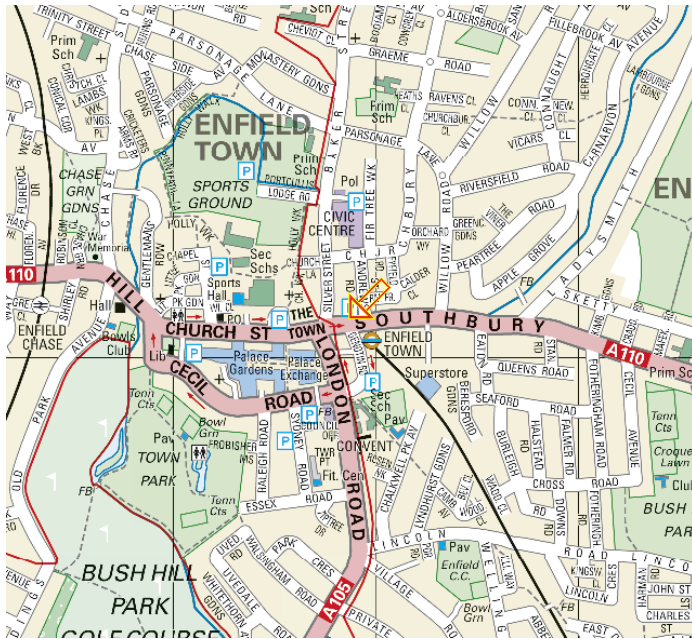


The mark of
property professionalism worldwide

Description and Location

The property command a superb location opposite Enfield Town station. Many multiple retailers, Banks and Building Societies are represented in the town centre.

The premises comprise offices on ground and first floors together with a basement area providing a meeting room and staff facilities. The property has planning permission for office use (Class A2) and would therefore be suitable for an employment agency or estate agent, insurance broker or other financial or professional service use.



Energy Performance Certificate (EPC)

Rating: F143

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

www.bowyerbryce.co.uk

Floor Areas

Floor areas are gross internal and approximate only

	ft	m
Gross Frontage	23	7
	Sq ft	Sq m
Ground Floor	159	14.77
First Floor	207	19.23
Basement Office	117	10.87
Tea Point & Cloakroom	11	1.02
Total	494	45.89

Terms

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

Rent

£20,000

All prices are subject to VAT if applicable
SUBJECT TO CONTRACT

Business Rates

Rateable Value 2017/2018 £6,900

Rates Payable £3,215.40

Small Business Rate Relief may be applicable, interested parties should confirm their eligibility with Enfield Council.

Legal Costs

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

Viewing

Strictly by appointment through Bowyer Bryce

Property Ref:

Contact



Ian Harding

M: 07956 374326

D: 020 8370 2536

E: ian.harding@bowyerbryce.co.uk

North London/North M25 Office 96 Silver Street Enfield EN1 3TW

Important Notice

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