

## TO LET

### LOCK-UP SHOP WITH A3 RESTAURANT USE Approx. 1,190 sq ft (110.55 sq m)



### 45 Church Street Enfield EN2 6AJ

- Class A3 restaurant use
- Prominent high street frontage
- New lease available
- Neighbouring occupiers include; Gordon Thomas Opticians, Nationwide Building Society, Ladbrokes and Sage Men's Outfitters

See important notice overleaf

## 020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

## bowyerbryce.co.uk

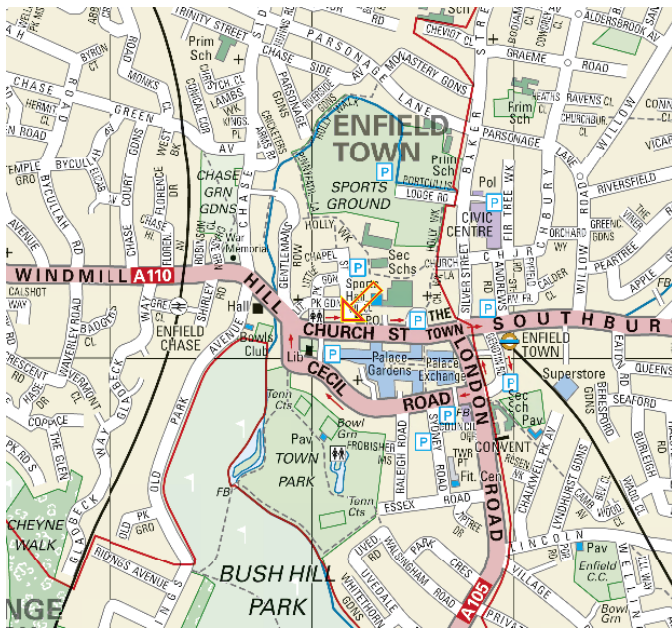


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## Description/Location

The shop is well located within a parade of retail units to the west of the junction of Church Street and Little Park Gardens in the centre of Enfield Town and close to Palace Gardens Shopping Precinct.

The shop has Class A3 restaurant use and comprises of a large restaurant/bar area with the kitchen located to the rear and there is also access to the rear along a service road off Little Park Gardens.



## Energy Performance Certificate (EPC)

Rating: C74

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

[www.bowyerbryce.co.uk](http://www.bowyerbryce.co.uk)

## Floor Areas

Floor areas are gross internal and approximate only

	ft	m
Display frontage	14' 7"	4.45
Restaurant/Bar Area	1,190	110.55

## Terms

The property is available on a new lease for a term to be agreed.

## Rent

£39,500 pa exclusive

All prices are subject to VAT if applicable  
SUBJECT TO CONTRACT

## Business Rates

Rateable value 2018/2019 £39,000

Rates payable £18,720

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: 013702

## Contact



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