

## TO LET

### DOUBLE FRONTED RETAIL UNIT

Approx. 1,453 sq ft (134.96 sq m)



**797-799 Great Cambridge Road  
Enfield  
EN1 3PN**

- Substantial Frontage to North Bound Great Cambridge Road (A10)
- Double Ground Floor Retail Unit
- Extensive Forecourt, Plus Small Rear Yard
- Off Street Parking Accessed via Adjacent Property
- Powder Coated Aluminium Frontage
- Steel Roller Shutter to Both Units

See important notice overleaf

## 020 8367 5511

96 Silver Street, Enfield EN1 3TV

Also at: London W1 & Stevenage

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



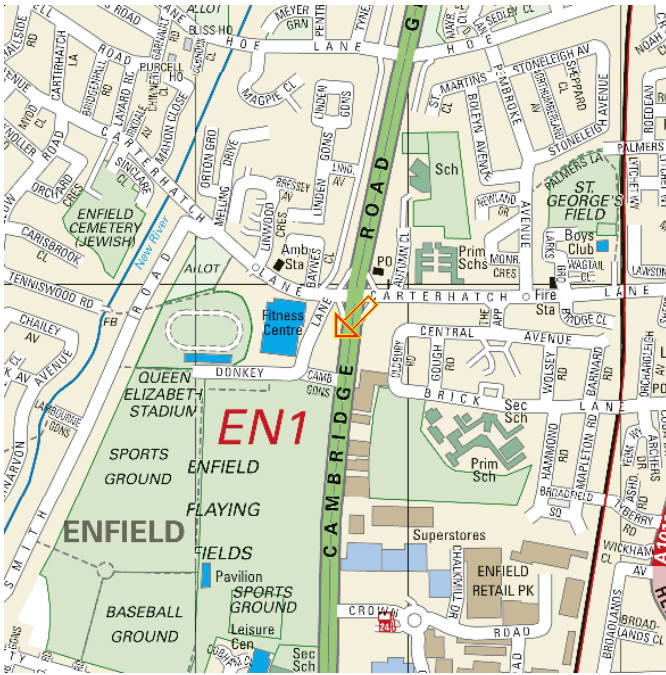
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## Description

A ground floor double lock-up shop with rear yard and a small separate external store (external measurement only).

## Location

Situated on the west side of Great Cambridge Road (A10), just south of the junction with Carterhatch Lane adjacent to and south of the Toby Carvery (15 minutes free parking).



## Energy Performance Certificate (EPC)

Rating: C64

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 net internal and approximate only

	Sq ft	Sq m
Left Hand Unit (797)	845	78.51
Right Hand Unit (799)	607	56.45
<b>Total Retail Space</b>	<b>1,453</b>	<b>134.96</b>
External Store	72	6.67
Front Forecourt	1,432	133.01
Rear Yard	257	23.89

## Terms

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

## Rent

£25,000 pa exclusive

All prices are subject to VAT if applicable  
**SUBJECT TO CONTRACT**

## Business Rates

Rateable value 2018/2019 £23,500

Rates payable £11,280

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:

## Contact



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