

**TO LET**  
**PUBLIC HOUSE/RETAIL UNIT**  
**195.09 Sq M (2,100 Sq Ft)**



**CLUB X ZONE**  
**510 HERTFORD ROAD**  
**ENFIELD EN3 5SS**

See important notice overleaf

**020 8367 5511**

**bowyerbryce.co.uk** 96 Silver Street, Enfield EN1 3TW  
F: 020 8366 0818

**Also at:**

The Business & Technology Centre  
Bessemer Drive  
Stevenage, Herts SG1 2DX  
T: 01438 816396  
F: 01438 816396

50 Conduit Street  
London  
W1S 2YT  
T: 020 7734 4300  
F: 020 7734 4301

## CLUB X ZONE 510 HERTFORD ROAD ENFIELD EN3 5SS

---

### DESCRIPTION & SITUATION

The premises comprise part of a detached character building, Ground floor bar/ retail area and basement with a terrace to the front of the building. Whilst the building retains A4 use the landlord will consider other uses as defined in Use classes A 1, 2 & 3 (subject to the relevant planning permissions being obtained).

Situated on the Hertford Road (A1010) opposite the junction with Eastfield Road, within close proximity to the Great Cambridge Road (A10), giving easy access to the M25 junction 25 in the north and the North Circular Road (A406) in the south. Various bus routes pass the door.

### FEATURES

- BASEMENT WITH POTENTIAL FOR ADDITIONAL USES (LIMITED HEADROOM)
- GAS CENTRAL HEATING
- TERRACE/OUTSIDE AREA
- MALE/FEMALE WC'S

### FLOOR AREAS

All dimensions and areas are approximate only

Ground Floor	195.09 sq m	2,100 sq ft
--------------	-------------	-------------

### TERMS

A new full repairing and insuring lease will be granted for a term to be agreed.

### RENT

£35,000 per annum exclusive SUBJECT TO CONTRACT  
(plus VAT at the applicable rate)

### RATES

To be advised

### LEGAL COSTS

Both parties reasonable legal costs to be borne by the ingoing tenant.

### VIEWING

Contact  
BOWYER BRYCE  
Paul Quy  
020 8370 2539  
paul.quy@bowyerbryce.co.uk

Ref: 011431

### Important Notice

Bowyer Bryce (Surveyors) Ltd for themselves, any joint agent and for the seller(s) or landlord(s) of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intended buyers and tenants and do not constitute, nor constitute part of, any offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No director or person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (iv) No tests have been carried out to any of the services which may serve the property such as heating, power supplies, lighting, fire or security alarms etc, and therefore no warranty is given that they are in satisfactory working condition or comply with the appropriate regulations.
- (v) All rents and prices quoted are exclusive of VAT (if chargeable).