

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



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

See important notice overleaf

**020 8367 5511**

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**Also at:**

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## X ZONE 510 HERTFORD ROAD ENFIELD EN3 5SS

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### 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
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### 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 or Ian Stewart  
020 8370 2539 / 2534

Ref: 011431

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