

**TO LET**  
**DUE TO RELOCATION**  
**DOUBLE FRONTED LOCK UP SHOP**  
**PLUS WAREHOUSE**  
**246.20 SQ M (2,650 SQ FT)**



**539-541 HERTFORD ROAD**  
**ENFIELD EN3 5UQ**

See important notice overleaf

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## 539-541 HERTFORD ROAD ENFIELD EN3 5UQ

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**DESCRIPTION & SITUATION** A double fronted lock up shop with integral warehouse/storage with parking/loading to rear fronting the Hertford Road (A1010) in Enfield Wash in this prominent position. The Great Cambridge Road (A10) is approximately half a mile to the west as is Turkey Street railway station. The M25 junction 25 is approximately one mile to the north.

**FEATURES**

- ELECTRICALLY OPERATED ROLLER SHUTTERS
- PARKING/LOADING AREA TO THE REAR
- WOULD SUITE A1/A2/A3 USERS (SUBJECT TO RELEVANT PLANNING PERMISSION)

**FLOOR AREAS** All dimensions and areas are approximate only

Sales area	117.44 sq m	1,264 sq ft
Warehouse	128.76 sq m	1,386 sq ft
Window display in two parts	7.0 m	23 ft
Shop width	9.6 m	32 ft
Total depth	26.4 m	87 ft
<b>Total Area</b>	<b>246.20 sq m</b>	<b>2,650 sq ft</b>

**TERMS** Available by way of a new lease for a term to be agreed

**RENT** £29,950 per annum exclusive SUBJECT TO CONTRACT

**RATES** To be advised

**LEGAL COSTS** Both parties legal costs to be borne by the ingoing tenant

**VIEWING** Contact  
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