

TO LET

PROMINENT MAIN ROAD RETAIL/ RESTAURANT UNIT

126 SQ M (1,356 SQ FT)



**556/560 HERTFORD ROAD
ENFIELD
EN3 5ST**

See important notice overleaf

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Also at:

The Business & Technology Centre
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556/560 HERTFORD ROAD, ENFIELD, EN3 5ST

DESCRIPTION & SITUATION Effectively three interconnecting retail units enjoying a particularly wide window display totalling about 17.86m (58'6"), set back behind a deep paved forecourt and having loading access to the rear.

Prominently located in a corner position upon the main Hertford Road with a return display frontage to a side road. The property has previously been used as a restaurant and currently has extraction systems in place. The Landlords will consider A1 & A2 uses.

- FEATURES**
- **AIR CONDITIONING**
 - **ELECTRIC ROLLER SHUTTERS**
 - **MALE/FEMALE WC**

FLOOR AREAS All dimension and areas are approximate only.

	(sq m)	sq ft
Restaurant, kitchen, stores, wc's etc		
Net internal floor area	126.00 sq m	1,356 sq ft
Total Area	126.00 sq m	1,356 sq ft

TERMS Available upon a new lease with terms to be agreed.

PLANNING It is understood the property has a history of use as a restaurant and take away but interested applicants must satisfy themselves in respect of all planning matters.

RENT £30,000 per annum exclusive SUBJECT TO CONTRACT.

RATES From verbal enquiry with London Borough of Enfield.
Rateable value £26,250
Rates payable 2011/2012 £11,366.25

LEGAL COSTS All parties legal costs to be borne by the ingoing tenant.

VIEWING Strictly by appointment through
BOWYER BRYCE
Paul Quy
020 8370 2539
paul.quy@bowyerbryce.co.uk

Ref: 011946

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