

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

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

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.												
FLOOR AREAS	All dimension and areas are approximate only.												
	<table><thead><tr><th></th><th>(sq m)</th><th>sq ft</th></tr></thead><tbody><tr><td>Restaurant, kitchen, stores, wc's etc</td><td></td><td></td></tr><tr><td>Net internal floor area</td><td>126.00 sq m</td><td>1,356 sq ft</td></tr><tr><td>Total Area</td><td>126.00 sq m</td><td>1,356 sq ft</td></tr></tbody></table>		(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
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TERMS	Available upon a new lease upon terms equivalent to full repairing and insuring ones for a period 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 2010/11 £10,867												
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													

Important Notice

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