

TO LET RETAIL/LOCK UP SHOP

54.99 SQ M (592 SQ FT)



**592 HERTFORD ROAD
EDMONTON
N9 8AH**

See important notice overleaf

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DESCRIPTION & SITUATION The premises comprises a retail unit fronting onto Hertford Road, Enfield (A1010) next to the junction with Nightingale Road in a prominent and busy position with service road to the front providing parking.

FEATURES

- PROMINENT POSITION, GREAT VISIBILITY**
- YARD/PARKING FOR APPROXIMATELY 4 VEHICLES**
- SERVICE ROAD TO FRONT**

FLOOR AREAS Floor areas are gross internal and approximate only

	(sq m)	sq ft
Sales area	54.99 sq m	592 sq ft
Internal width	5.75 m	18.86 ft
Shop depth	9.563 m	31.37 ft
Total Area	54.99 sq m	592 sq ft

TERMS The premises are available by way of a new lease for a term to be agreed.

RENT £12,000 per annum exclusive SUBJECT TO CONTRACT

RATES Rateable value £11,000
Rates payable 2010/2011 £4,554

LEGAL COSTS To be borne by the ongoing tenant.

VIEWING Strictly by appointment through
BOWYER BRYCE
Paul Quy
020 8370 2539
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Ref: 011844

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