

TO LET
RETAIL UNIT
97.91 Sq M (1,054 Sq Ft)



266 HIGH STREET PONDEERS END
ENFIELD EN3 4HD

See important notice overleaf

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DESCRIPTION & SITUATION The premises comprise of a retail unit fronting on to High Street Ponders End (A1010) close to the junction of Southbury Road which gives access to the Great Cambridge Road (A10) to the West Nags Head Road leads to Mollison Avenue (A1055) in the East. The M25 junction 25 is approximately three miles to the north and the North Circular Road (A406) is approximately two and a half miles to the South.

FEATURES

- ROLLER SHUTTER FRONT & REAR
- TOTAL SHOP FRONTAGE 5.08M
- MAIN ROAD POSITION CLOSE TO TESCO
- PAY & DISPLAY SERVICE ROAD AT THE FRONT
- CLOSE PROXIMITY TO SOUTHBURY ROAD RAILWAY STATION
- NEW TILED FLOOR & SUSPENDED CEILING WITH RECESSED LIGHTING

FLOOR AREAS All dimensions and areas are approximate only

Sales area	57.41 sq m	618 sq ft
Ancillary storage/stores	40.50 sq m	436 sq ft
Total Area	97.91 sq m	1,054 sq ft

TERMS The premises are available on a new fully repairing and insuring lease for a term to be confirmed with upward only rent reviews every 5 years.

RENT £25,000 per annum exclusive SUBJECT TO CONTRACT
Premium £10,000

RATES To be advised

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

VIEWING Contact
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