

## TO LET

### LARGE MAIN ROAD LOCK UP RETAIL UNIT

### 147.25 Sq M (1,585 Sq Ft)



34 LONDON ROAD  
ENFIELD

See important notice overleaf

# 020 8367 5511

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## 34 LONDON ROAD ENFIELD

**DESCRIPTION & SITUATION** A large lock-up retail unit on the main London Road a short distance to the south of the junction with Southbury Road and The Town, upon a bus route immediately facing The Palace Gardens Shopping Centre redevelopment.

Other occupiers in the Parade include the Royal Bank of Scotland, Halifax Building Society, Enfield Independent Newspaper etc.

**FEATURES**

- MODERN DOUBLE SHOP FRONT
- SECURITY SHUTTERS
- REAR LOADING ACCESS

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

	(sq m)	sq ft
Built frontage	5.228m	(17'3)
Display frontage	5.015m	(16'6)
Shop internal width average	5.1m	(16'9)
Internal depth	29m	(95'2)
Sale area	147.25 sq m	1,585 sq ft
<b>Total Area</b>	<b>147.25 sq m</b>	<b>1,585 sq ft</b>

**TERMS** The premises are held by way of a lease expiring 28 September 2013 on a full repairing and insuring lease.

Sub-Lease – Alternatively the lessor is prepared to sub-let the unit as a whole – details upon request.

**RENT** £40,000 per annum exclusive plus VAT.

**RATES** From verbal enquiry with London Borough of Enfield.  
Rateable value 2010/2011 £34,500  
Rates payable £14,283

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

**VIEWING** Strictly by appointment through  
BOWYER BRYCE  
Paul Quy  
020 8370 2539  
Ref: 004216 paul.quy@bowyerbryce.co.uk

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