

TO LET

GROUND FLOOR RETAIL UNIT A1/A2 USE Approx. 787 sq ft (73.11 sq m)



51 Church Street Enfield EN2 6AX

- A1 Retail unit with A2 use suitable for financial services, estate agents
- Excellent main road frontage
- Available immediately
- Nearby occupiers include: The Post Office, Subway and Nationwide Building Society

See important notice overleaf

020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

bowyerbryce.co.uk



The mark of
property professionalism worldwide

Description

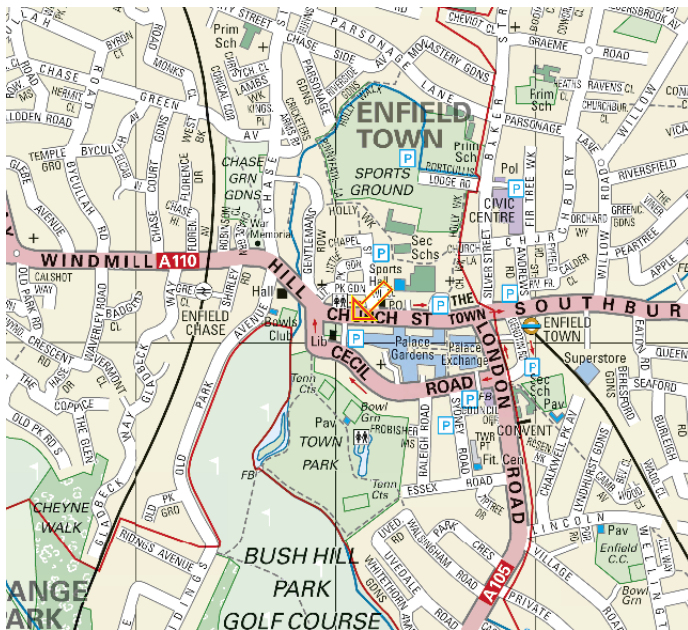
The retail unit has excellent main road frontage on to Church Street which is the main retail high street through Enfield Town.

Location

The premises occupy a prominent location on Church Street which forms part of the main Enfield one-way system. The Town is a popular shopping and commercial area and the administration centre of the London Borough of Enfield.

There are a number of public car parks in the immediate vicinity with the M25 motorway approx. 3 miles to the north via the A10.

There are a number of bus routes that serve the local area. Enfield Town mainline station is a short walk from the property with regular services into London Liverpool Street (Approx. 30 mins).



Energy Performance Certificate (EPC)

Rating: D80

The full EPC and recommendation report can be viewed and downloaded from our website

www.bowyerbryce.co.uk

Floor Areas

Floor areas are net internal and approximate only

	Ft	M
Gross Frontage	17'0	5.19
	Sq ft	Sq m
Ground Floor Retail	787	73.11
Total	787	73.11

Terms

The property is available on a new lease/s for a term/s to be agreed as a whole or split.

Rent

Ground Floor Retail £30,000 pa exclusive

All prices are subject to VAT if applicable
SUBJECT TO CONTRACT

Business Rates

To Be Assessed.

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Viewing

Strictly by appointment through Bowyer Bryce

Property Ref: 013564

Contact



Ian Harding

M: 07956 374326

D: 020 8370 2536

E: ian.harding@bowyerbryce.co.uk

North London/North M25 Office 96 Silver Street Enfield EN1 3TW

Important Notice

Bowyer Bryce (Surveyors) Ltd for themselves, any joint agent and for the seller(s) or landlord(s) of this property whose agents they are, give notice that: (i) These particulars are set out as a general outline only for the guidance of intended buyers and tenants and do not constitute, nor constitute part of, any offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No director or person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to the property. (iv) No tests have been carried out to any of the services which may serve the property such as heating, power supplies, lighting, fire or security alarms etc, and therefore no warranty is given that they are in satisfactory working condition or comply with the appropriate regulations. (v) All rents and prices quoted are exclusive of VAT (if chargeable).

Bowyer Bryce (Surveyors) Ltd Registered office 96 Silver Street Enfield EN1 3TW Registered in England No 1456714