

## TO LET

### RETAIL UNIT WITH A1/A2 USE Approx. 741 sq ft (68.87 sq m)



### 5 Central Parade Green Street Enfield EN3 7HG

- Lock-up shop with A1 and A2 use classes
- Prominent location
- Gross frontage 5.54m
- Rear storage area

See important notice overleaf

## 020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

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## Description

A lock-up shop with A1 and A2 use class with storage area.

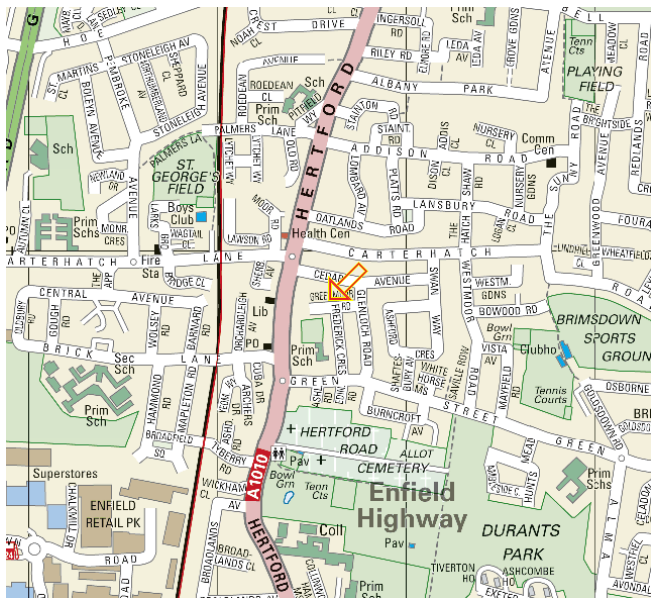
## Location

The property is located on the north side of Green Street at its junction with Hertford Road (A1010) within what is known as the Enfield Highway area of the London Borough of Enfield.

The Great Cambridge Road (A10) is approximately 0.5 miles to the east providing access to Junction 25 of the M25.

Southbury Mainline Station is approximately 1 mile to the south and Brimsdown Mainline Station approximately 1 mile to the east. Each providing regular services to London (Liverpool Street approximately 25 minutes)

Central Parade is also serviced by regular bus services.



## Energy Performance Certificate (EPC)

Rating: TBC

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

[www.bowyerbryce.co.uk](http://www.bowyerbryce.co.uk)

## Floor Areas

Floor areas are gross internal and approximate only

	ft	m
Gross Frontage	18	5.52
Internal Width (narrowing to)	17	5.21
Shop Depth	33	8.95
<b>Sq ft</b>		<b>Sq m</b>
Sales area	498	46.24
Store	243	22.62
<b>Total</b>	<b>741</b>	<b>68.87</b>

## Terms

The property is available on a new lease for a term to be agreed.

## Rent

£18,000 pa exclusive

All prices are subject to VAT if applicable  
**SUBJECT TO CONTRACT**

## Business Rates

Rateable value 2020/2021 £13,500

Rates payable £6,736.50

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: 013342

## Contact



**Ian Harding**

M: 07956 374326

D: 020 8370 2536

E: [ian.harding@bowyerbryce.co.uk](mailto:ian.harding@bowyerbryce.co.uk)

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