

## TO LET

### LOCK UP SHOP WITH A1/A2 USE

Approx. 1,074 sq ft (99.77 sq m)



**1-2 St Onge Parade  
Southbury Road  
Enfield  
EN1 1YU**

- Ground Floor Unit
- Prime Location
- High Footfall
- Available Immediately

See important notice overleaf

**020 8367 5511**

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

**bowyerbryce.co.uk**



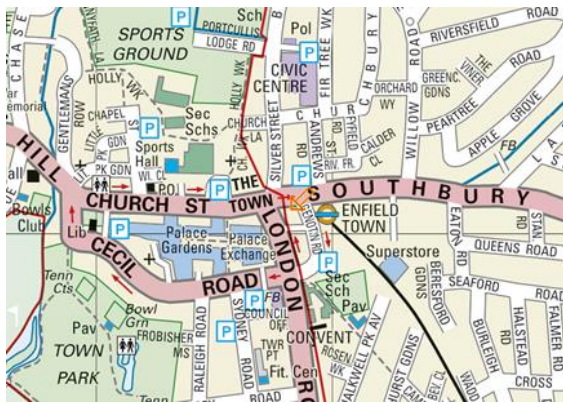
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## Description

Spacious open plan ground floor retail unit with a prominent position on a central shopping parade. The property has been fitted out to a high standard which further benefits from a large double frontage, a private meeting room/office and a separate WC and kitchen facilities

## Location

Ground floor retail premises located in a secondary retail parade in Enfield town centre. The property is subject to high amounts of passing footfall due to its close proximity to all amenities and Enfield Town overground railway station



## Energy Performance Certificate (EPC)

Rating: E123

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 net internal and approximate only

	Sq ft	Sq m
Ground Floor	1074	99.77

## Terms

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

## Price/Rent

£ 30,000. pa exclusive

All prices are subject to VAT if applicable  
SUBJECT TO CONTRACT

## Business Rates

Rateable value 2020/2021 £28,500

Rates payable £14,221.50

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:

## Contact



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