

PROMINENT RETAIL UNIT TO LET

23 The Town, Enfield, EN2 6LU

7-8 Conduit Street
London, W1S 2XF
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www.fawcettmead.co.uk



Retail property expertise

- **Well configured retail unit in a prominent location in Enfield town centre.**
- **Recent nearby lettings to Santander and Metrobank.**
- **Current tenancy expires May 2019**

LOCATION

Enfield is an attractive town located in North London, approximately 10 miles north of Charing Cross. The area has excellent communications with close proximity to the A10, M25, M11, M1 and the A406. The catchment population is approximately 420,000.

The subject property is located in a prominent location on The Town, adjacent to **Ryman** and opposite one of the primary thoroughfares for Palace Exchange.

Other nearby occupiers include **Prezzo**, **Barclays**, **Nando's**, **William Hill** & **Caffe Nero**.

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Net Frontage:	5.4 m	17.84 ft.
Shop Depth:	28.9 m	94.77 ft.
Ground Floor Sales:	155.1 sq m	1,669 sq ft.
Ground Floor Anc:	32.1 sq m	345 sq ft.
First Floor Anc:	77.9 sq m	838 sq ft.

RENT

£50,000 per annum exclusive of rates, service charge and VAT (if applicable).

RATES

Rateable Value (19/20) - £51,000

Interested parties should verify these figures with the Enfield Council (020 8379 1000).

SPECIFICATION

The premises are handed over in their existing condition.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction



INSPECTIONS

Viewing is strictly by appointment with:

Vincent Morris

020 7182 7485

vincent@fawcettmead.co.uk

Subject to Contract / Vacant Possession



Enfield



Retail Expertise



Experian Goad Plan Created: 11/04/2019
Created By: Fawcettmead



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