



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£950 PER MONTH

- Commercial unit & yard
- Suitable for a variety of uses
- Flexible terms

UNIT 8/8A, 166 LINCOLN ROAD, ENFIELD, EN1 1LN



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

CONTACT: 020 8501 9220  
loughton@clarkhillyer.co.uk  
www.clarkhillyer.co.uk

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#### Location

The premises are located in the Lincoln Road Industrial Estate, which is home to a variety of businesses. Bush Hill Park, Southbury and Enfield Town are the closest train stations and the area is served local buses. The A10, A406 and M25 are all accessible from the premises.

#### Description

Comprising a single-storey metal corrugated industrial unit which would suit a variety of uses. The premises benefit from a 3 phase electricity supply (untested) and open yard. The premises are more particularly described as follows:

Unit: 380 sq ft (35.3 sq m).

Yard: 432 sq ft (40.1 sq m).

All measurements quoted are approximate only.

#### Terms

The premises are available on a new full repairing and insuring lease, on terms to be agreed, at a rent of £12,250 per annum. The lease would be outside of the Landlord and Tenant Act 1954.

#### Business Rates

Enfield Council have advised us of the following:

2023 Rateable Value: £6.700

UBR 23/24: £0.499p

Rates Payable: £3,343.3

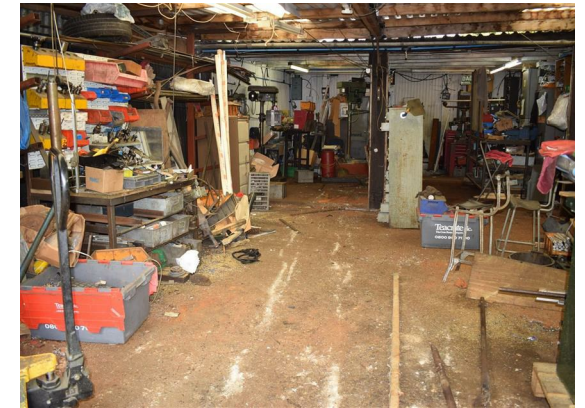
Interest parties are advised to contact the local council to ascertain their rates liability.

#### Legal Costs

To be met by the ingoing Tenant.

#### Viewings

Strictly via agents Clarke Hillyer, tel 020 8501 9220.





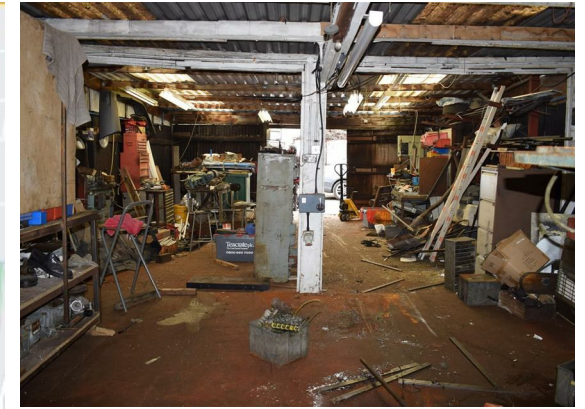
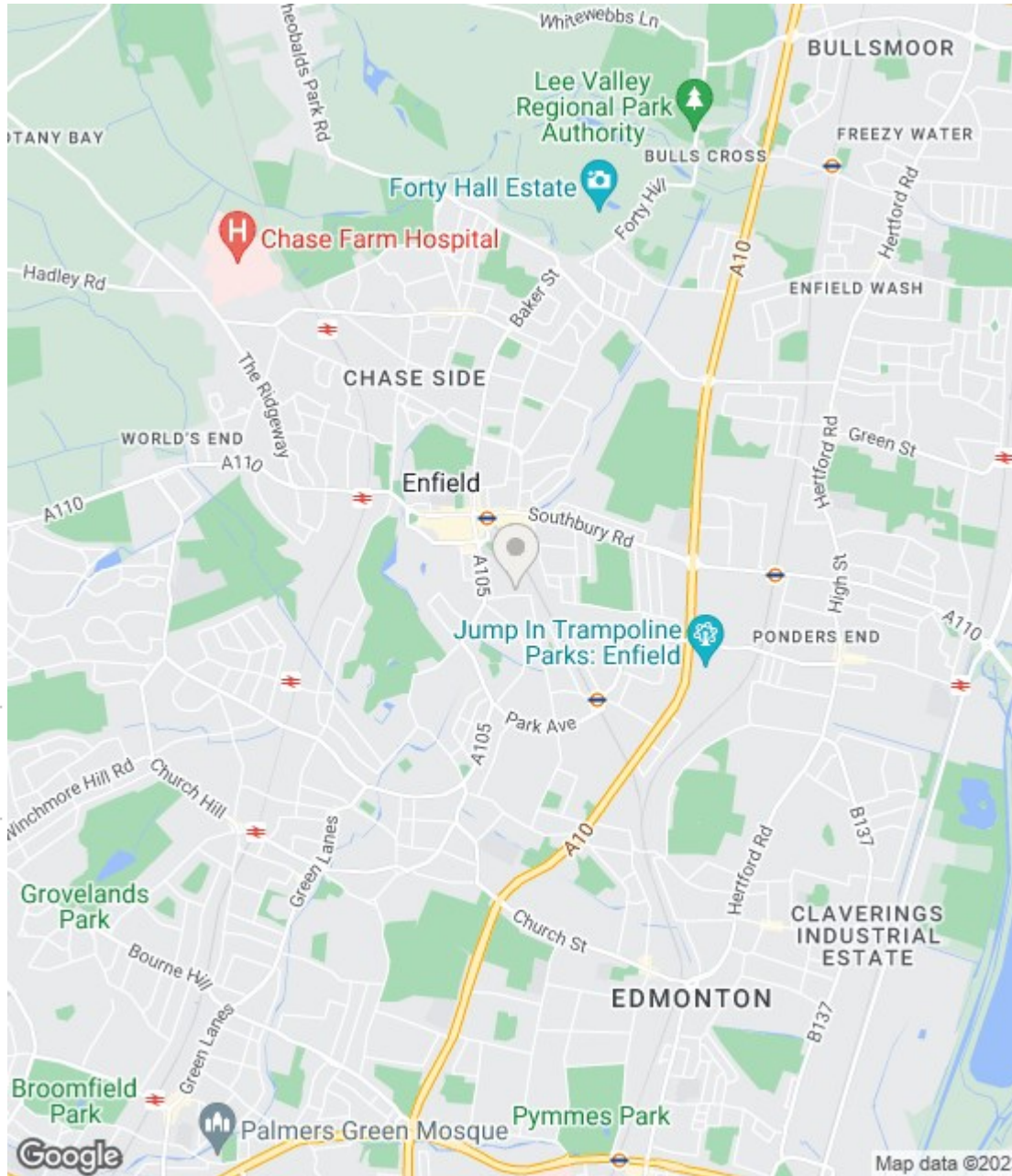
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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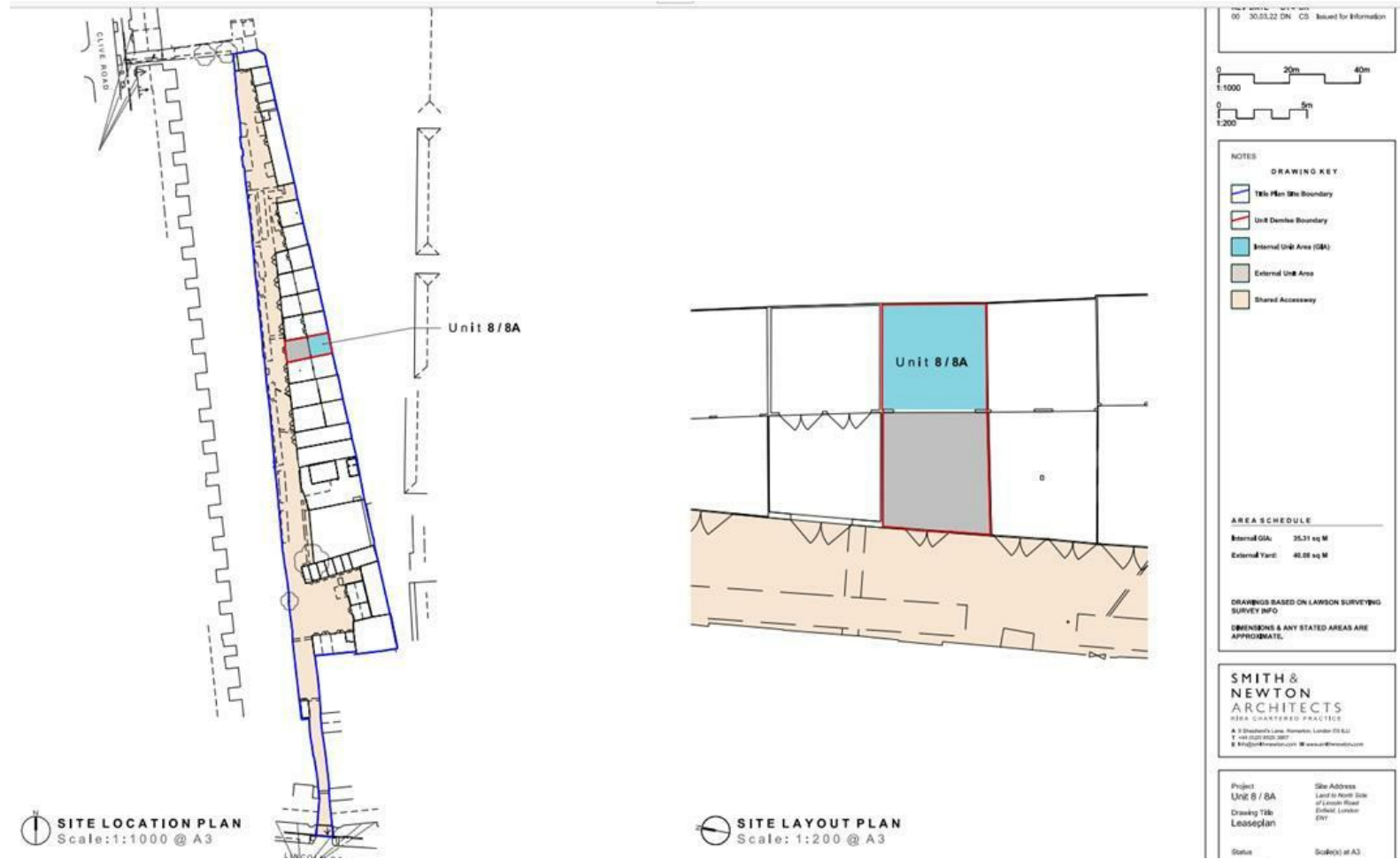
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