



# TO LET



**86 Lancaster Road, Enfield, EN2 0BX**

**911 SqFt (84.58 SqM)**

**£16,000 Per Annum Exclusive**

**Prominent Lock-up  
Shop/Office**

- Class E office use. (Not suitable for cafes or restaurants).
- Basement meeting room.
- Comfort cooling and heating units.
- Busy road with a variety of retail offerings and close to the Co-op and also Fairview New Homes office block



## Location

The premises are located on the south side of Lancaster Road at its junction with Kynaston Road. The A10 Gt. Cambridge Road is to the North East of the property and Enfield Town (Overground station) is due South. Gordon Hill (Great Northern station) is to the west and bus routes also serve the local area.

## Description

The premises comprise a well designed/decorated ground floor shop arranged as office space together with a basement meeting room and kitchen to the rear.

## Terms

The property is available on an FRI lease expiring 20/12/2029 subject to rent review 21/12/2025 at a rent of £16,000 per annum exclusive.

Tenant has the right to break the lease as at 21/12/2024 with 6 months' notice in writing.

## VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Business Rates

Rateable Value – £17,750

Interested parties are advised to contact the relevant Local Authority.

## Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
Ground Floor Sales, Office & Storage	56.92	613
Basement Meeting Room	27.66	298
<b>Total</b>	<b>84.58</b>	<b>911</b>

Areas quoted are approximate and should not be held as 100% accurate.

## EPC

TBA

## Viewings

For viewings and further information please contact:

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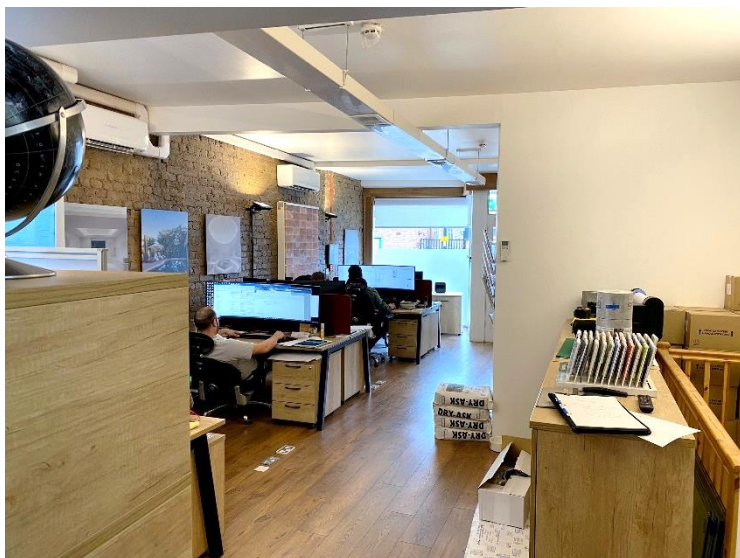
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