

# TO LET



**24 London Road, Enfield, EN3 6ED**

**821 SqFt (76.27 SqM)**

**£25,000 Per Annum Exclusive**

## **Self Contained Class E Building**

- Suitable for a variety of uses within Class E including retail, offices, leisure, clinics and restaurant.
- Rear pedestrian access
- Opposite western entrance of the Palace Gardens Shopping Centre
- Enfield Town & Enfield Chase overground stations are within walking distance

## Location

The property is situated within the Enfield Town conservation area, in a terraced retail parade to the eastern side of A105 London Road on the south eastern periphery of Enfield Town Centre and opposite is the western pedestrian access to the Palace Gardens Shopping Centre where multiple traders are represented. The A10 Great Cambridge Road is easily accessible and in turn provides access to the A406 North Circular Road to the South and M25, Junction 25 to the north. Enfield Town and Enfield Chase Overground stations are within easy walking distance, whilst various bus routes serve the area.

## Description

The property comprises a mid-terrace two storey building with ground floor retail/office space together with first floor storage and office space. Suitable for a wide variety of uses under Class E. There is a rear pedestrian access via Genotin Terrace and a small rear garden/yard.

## Terms

The premises are to be let on an full repairing and insuring lease for a term to be agreed at a rental of £25,000 per annum exclusive.

## VAT

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

## Business Rates

Rateable Value – £15,000

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	39.28	423
Ground Floor Office/Kitchen	11.37	122
First Floor Office/Storage	25.62	276
<b>Total</b>	<b>76.29</b>	<b>821</b>

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

## EPC

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## Viewings

For viewings and further information please contact:

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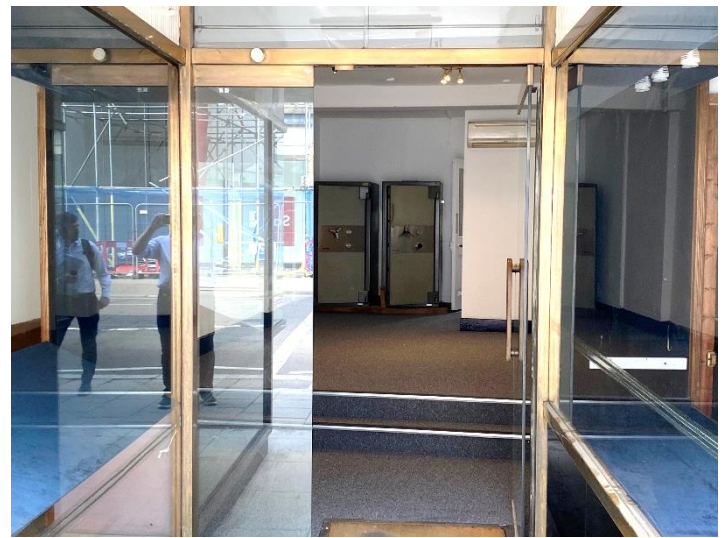
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