

# FOR SALE OR TO LET



**6 & 6A Southbury Road, Enfield, EN1 1YT**

**1,605 SqFt (149.13 SqM)**

**£35,000 Per Annum Exclusive**

**Retail/Office**

- Vacant Freehold Building
- Ground Floor Shop & Separate Access
- 1<sup>st</sup> & 2<sup>nd</sup> Floor Offices With Separate Access
- Opposite Enfield Town Overground Station

## Location

Fronting the busy A110 Southbury Road just east of the main shopping locations of Enfield Town: Church Street and Palace Gardens and Palace Exchange Shopping Centres where multiple retailers are represented. The A10 Great Cambridge Road is to the east and 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 both within walking distance and various bus routes serve the area.

## Description

Comprises of mid-terrace three storey building providing self-contained ground floor shop with use within Class E with separate self-contained offices at 1<sup>st</sup> and 2<sup>nd</sup> floors also with use within Class E.

## Terms

The premises are to be let for a term to be agreed at a rental of £35,000 per annum exclusive. Freehold on application.

## VAT

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

## Business Rates

Ground Floor Rateable Value – £12,250  
First & Second Floor Rateable Value - £8,750

Interested parties are advised to contact the relevant Local Authority.

## EPC

D-100

## Accommodation

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

Accommodation	Sq M	Sq Ft
Ground Floor	31.17	336
Kitchen	9.66	104
Ground Floor Offices etc	39.41	424
Total	80.24	864
First Floor Kitchenette	2.76	30
First Floor Offices	34.05	366
Second Floor Offices	32.09	345
<b>Total Overall</b>	<b>149.13</b>	<b>1,605</b>

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

## Viewings

For viewings and further information please contact:

### Chris Richards

07983 775 684  
chris.richards@kirkbydiamond.co.uk

### Matthew Bowen

07442 820 386  
matthew.bowen@kirkbydiamond.co.uk

### Ian Harding

07956 374326  
ian.harding@kirkbydiamond.co.uk



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