

PLEASE NOTE: The Landlords/Vendors are not obliged to accept any offers and will make their choice of tenant based on the suitability of the applicants, their financial status and the trade/business that is proposed. We will be pleased to answer any questions and look forward to your call.

Important Notices:

Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamsons Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract.

Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items in photographs are not necessarily included.

Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamsons Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings.

Williamsons Dace Brown LLP is a limited liability partnership and is registered in England (OC327608), Registered address: 22 Cannon Hill, London, N14 6BY



WILLIAMSON
DACE | BROWN



26 Cannon Hill Southgate London N14 6LG

- **£20,000 per annum plus VAT.**
- **Ground floor retail premises.**
- **Allocated parking space to the rear.**

Prominent mid terrace retail premises situated in the main shopping parade for Cannon Hill and within The Green Conservation area. Use Class Order E. This is a busy secondary parade with other local trades including Cook, vets, pharmacy, restaurants, delicatessen, hairdressers etc. Approx. 72m² (773ft²).



WILLIAMSON
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Williamsons Dace Brown

22 Cannon Hill, Southgate, London N14 6BY
Tel: 020 8886 4407
www.wdbproperty.co.uk



This lock up shop has been fitted out by the previous tenant to include a reception area, various treatment rooms, kitchenette, wc and storage room. There is a secure personnel entrance to the rear of the building accessed from the car park. The unit includes a car parking space (as indicated in red on the plan) with access from Selborne Road to Buttery Mews. There is on road parking available on Cannon Hill and Selborne Road.

The shop benefits from an electric roller shutter, electric door release positioned on the reception desk, air conditioning throughout, cctv, various types of lighting and gas fired central heating.

The property is accessed via the front door directly off Cannon Hill, into the main shop area.

Accommodation

(all sizes approximate)

Net Internal Area

Area: 71.89m² (773 ft²)

Reception

5.36m (17.58ft) x 3.14m (10.30ft)

Treatment room 1

2.19m (7.18ft) x 3.29m (10.79ft)

Treatment room 2

2.56m (8.39ft) x 2.10 (6.88ft)

Storage / Treatment room 3.

2.60m (8.55ft) x 2.65m (8.69ft)

Storage room

2.19m (8.55ft) x 2.60m (8.55ft)

In addition to:

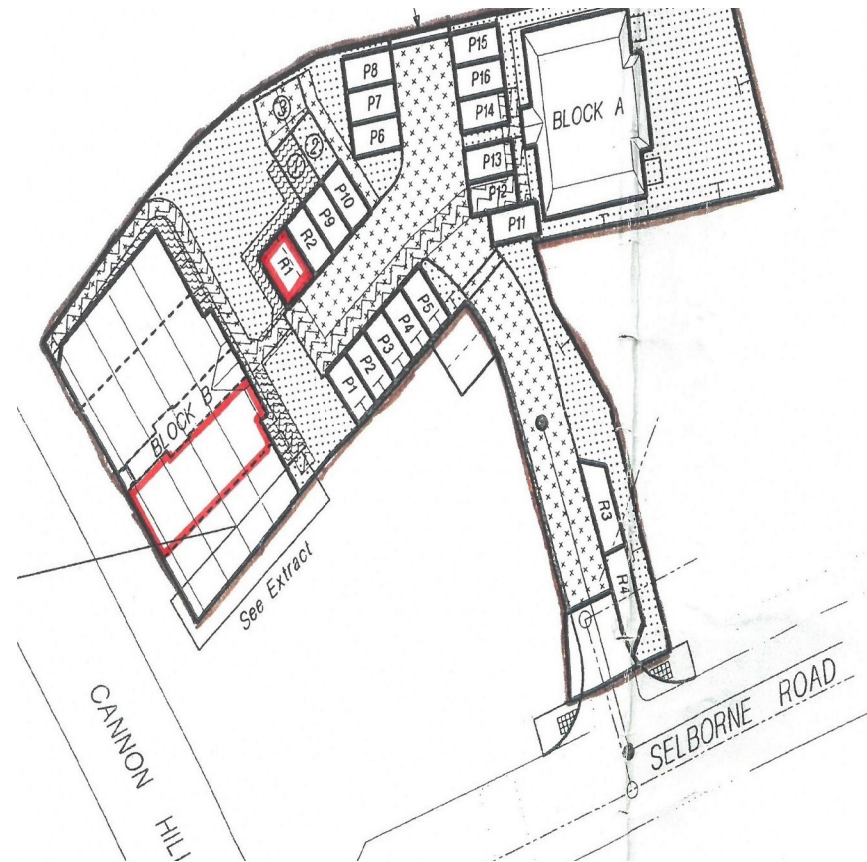
Kitchenette

Storage units and sink.

W/C

With sink and toilet and boiler.





Lock up shop to let edged red together with car parking space R1 also edged red.



Terms

The unit is available to rent under a Full Repairing and Insuring Lease, subject to a service charge for a period to be agreed at an initial rental of £20,000 per annum plus VAT.

Deposit

A deposit of three to six months rent will be required to be held for the duration of the lease by the landlord's solicitor subject to the receipt of satisfactory references.

References

The incoming tenant will be required to provide satisfactory references from their accountant, solicitor and current/previous commercial landlord. Photographic identification and proof of home address will also be required.

Planning

The property falls within the London Borough of Enfield and can be used for purposes under the Use Class Order E (subject to landlords consent). All tenants are to satisfy themselves with regard to the Use Class Order.

Business Rates

The rates payable for the year 2022/2023 are estimated to be £8,000. Rateable Value is £15,500. All applicants are advised to discuss any business rates queries with the London Borough of Enfield.

Service Charge

2022 / 2023 service charge amounts to £957.

VAT

The property is elected for VAT. VAT will therefore be chargeable on the rent and SC.

EPC Rating

D 79

Viewings By appointment only.

Commercial Agents

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London N14 6BY

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Contact

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