

TO LET – GROUND FLOOR RETAIL UNIT AND MAISONETTE



35 Church Street, Enfield, EN2 6AJ

£55,500 per annum exclusive

Ground Floor Shop - 1,082 Sq Ft (100.50 Sq M)

2 bedroom maisonette – 1,149 Sq Ft (106.74 Sq M)

- Enfield town centre retail unit
- 2 bedroom maisonette to upper parts
- Predominantly open plan ground floor sales area
- Suitable for a variety of uses within Use Class E
- Within 300m of Enfield Town Railway Station and Palace Exchange Shopping Centre

Location:

The premises are located on the north side of Church Street (A110) close to its junction with Little Park Gardens. The property is approximately mid-way between Enfield Chase Station and Enfield Town Station and is located on a number of bus routes so transportation links are considered excellent. This is a very busy part of the retailing centre of Enfield and there is a good level of footfall with very strong operators surrounding.

Description:

The property comprises a ground floor retail and a two bedroom flat to the upper parts. The ground floor is roughly rectangular in shape and benefits from a glazed frontage, suspended ceiling, air conditioning, recessed LED lighting, carpeting throughout and cat V data cabling. The premises are split with the main retail area to the front section, a WC and kitchen in the middle and further office space to the rear. The flat is accessed via a service road off Little Park Gardens and comprises a kitchen, bathroom, study and lounge on the first floor with two bedrooms on the second floor.

Terms:

The whole building is available by way of a new lease for a term to be agreed at an annual rental of **£55,500 per annum** exclusive.

VAT:

We understand VAT is not applicable and therefore isn't payable on the rent.

EPC:

Ground floor to be assessed. First floor flat band D – (61).

Accommodation:

The property has been measured in accordance with IPMS Code of Measuring Practice on a net internal basis (NIA) for the shop and gross internal basis (GIA) for the flat:

Accommodation	Sq. Ft	Sq. M
Ground Floor - Shop	1,082	100.50
First Floor - Flat	683	63.43
Second Floor - Flat	466	43.31
Total	2,231	207.24

Business Rates:

From verbal enquiries we understand the ground floor has a rateable value of £28,250 with rates payable in the order of £14,500 per annum. The first floor flat is in Council Tax Band D.

Viewings:

For viewings and further information please contact:

Hugo Harding

020 8367 5511

hugo.harding@kirkbydiamond.co.uk

**DISCLAIMER**

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP