

# TO LET

1,063 Sq Ft (98.75 Sq M)

- › Busy vehicular location
- › Ground floor predominantly open plan sales area
- › Gas central heating
- › Suitable for a variety of uses within Use Class E



**198 Lancaster Road**

**Enfield, EN2 0JH**

**>D KirkbyDiamond**

Contact: Hugo Harding or Matthew Bowen

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- The subject premises is located towards the eastern end of Lancaster Road on a parade of similar shops, close to its junction with Chase Side,
- One of the main vehicular routes for Enfield Town Centre
- Gordon Hill train station is approximately 600 metres to the west

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Google Maps

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## DESCRIPTION

- The property comprises a two-storey end of terrace building
- Predominantly open plan ground floor sales area
- First floor storage
- The property benefits from a large glazed frontage, kitchen & WC facilities and nearby street

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £22,500. VAT is payable

## ACCOMMODATION (Net Internal Area\*)

Total	98.75 SQ M	1,063 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

**Business Rates:** The rateable value is £12,750. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## CONTACT:

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