

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

Tel: 0208 367 5511

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

/// what3words

///breed.length.closes

Google Maps

Click here



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 |
|--------------|-------------------|--------------------|

*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

Service Charge: Available upon request

CONTACT:

➤ **HUGO HARDING**
 07425 243 317 hugo.harding@kirkbydiamond.co.uk

➤ **MATTHEW BOWEN**
 07442 820 386 matthew.bowen@kirkbydiamond.co.uk