

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

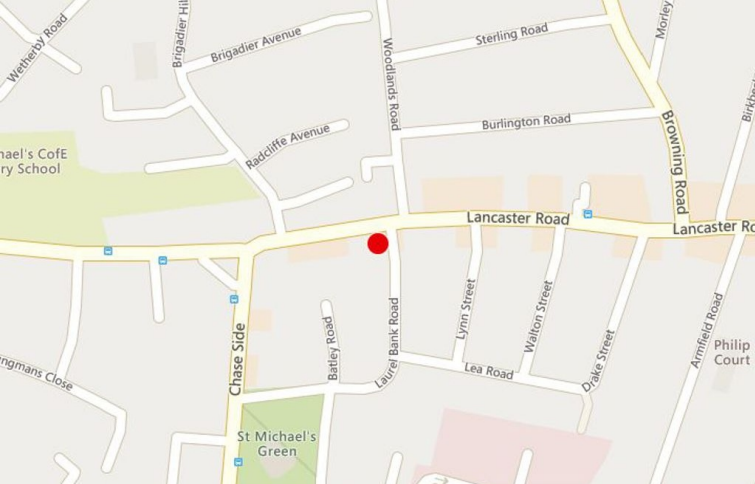
Enfield, EN2 0JH

>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*)

Ground	62.89 SQ M	677 SQ FT
First	35.86 SQ M	386 SQ FT
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

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 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