

TO LET

3,354 Sq Ft (311.59 Sq M)

- Enfield town centre retail unit
- Open plan ground floor sales area plus basement
- Suitable for a variety of uses within Class E
- Adjacent to Palace Garden Shopping Centre



29-31 London Road
Enfield, EN2 6DR

>D KirkbyDiamond

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LOCATION

- The property is situated within Enfield Town in a terraced retail parade to western side of A105 London Road
- Adjacent to the western pedestrian entrance of the Palace Garden Shopping Centre
- Enfield Town and Enfield Chase Overground stations are within easy walking distance, whilst various bus routes serve the area
- A10 Great Cambridge Road is easily accessible and in turn provides access to the A406 North Circular Road to the south and M25 (Junction 25) to the north

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Google Maps

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DESCRIPTION

- Prominently located on London Road and comprises a ground floor plus basement retail unit
- The unit has been stripped back to shell and would suit a variety of uses within Class E
- Large frontage onto London Road
- Predominantly open plan

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £70,000 . VAT is payable



ACCOMMODATION (Net Internal Area*)

Ground Floor	211.16 SQ M	2,273 SQ FT
Basement	100.42 SQ M	1,081 SQ FT
Total	311.59 SQ M	3,354 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D -78

Business Rates: The rateable value is £52,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

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