

# TO LET

2,231 Sq Ft (207.26 Sq M)

- Enfield town centre retail unit
- 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



**35 Church Street**  
**Enfield, EN2 6AJ**

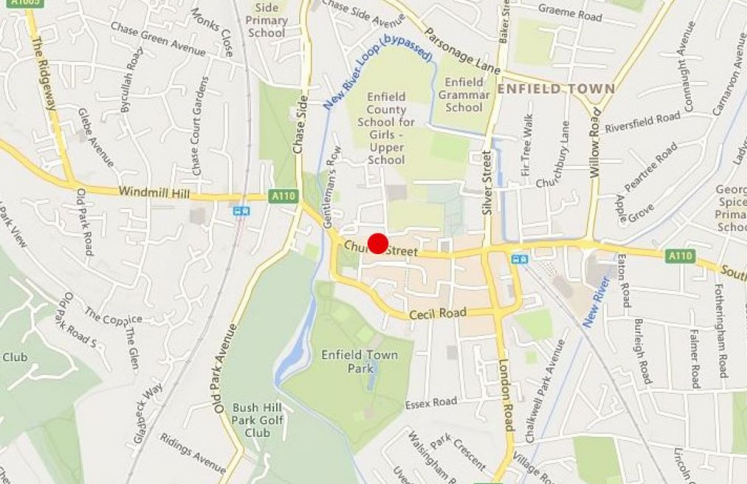
**>D KirkbyDiamond**

Contact: Hugo Harding or Matthew Bowen

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





## LOCATION

- Located on the north side of Church Street (A110) close to its junction with Little Park Gardens
- 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.
- Within 300m of Enfield Town Railway Station and Palace Exchange Shopping Centre
- Strong operators surrounding

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Google Maps

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## DESCRIPTION

- Ground floor retail unit
- 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

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent available on application.



## ACCOMMODATION

Ground Floor - Shop 100.52 SQ M 1,082 SQ FT

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

EPC: Ground Floor - TBC

**Business Rates:** The rateable value is £28,250. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## CONTACT:



**HUGO HARDING**

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