

TO LET

2,231 Sq Ft (207.26 Sq M)

- Enfield town centre retail unit
- 2 bedroom maisonette to upper parts
- Predominantly open plan ground floor sales area
- Suitable for a variety of uses within Use Class E
- Within 300m of Enfield Town Railway Station



35 Church Street
Enfield, EN2 6AJ



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
- 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

 what3words

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 Google Maps

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DESCRIPTION

- The property comprises a ground floor retail and a two bedroom flat to the upper parts
- The ground floor is 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
- The flat is accessed via a service road off Little Park Gardens and comprises a kitchen, bathroom, study and lounge on the first floor with two bedrooms on the second floor

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £55,500. VAT is payable

ACCOMMODATION (Net Internal Area*)

Ground Floor Shop	100.52 SQ M	1,082 SQ FT
First Floor Flat	63.45 SQ M	683 SQ FT
Second Floor Flat	43.29 SQ M	466 SQ FT
Total	207.26 SQ M	2,231 SQ FT

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

EPC: Ground Floor - TBC
Flat - Band D (61)

Business Rates: The ground floor has a rateable value of £28,250 for rates payable please contact us or www.voa.gov.uk
The first floor flat is in Council Tax Band D.

Service Charge: Available upon request

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