

# 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

**KirkbyDiamond**

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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
- 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

[///pint.calms.stews](https://pint.calms.stews)

 Google Maps

[Click here](#)



## 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
<b>Total</b>	<b>207.26 SQ M</b>	<b>2,231 SQ FT</b>

\*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](http://www.voa.gov.uk)  
The first floor flat is in Council Tax Band D.

**Service Charge:** Available upon request

## CONTACT:

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