

TO LET

1,093 Sq Ft (101.54 Sq M)

- › Self contained ground floor retail unit
- › Located in a high footfall & busy vehicular location
- › Excellent Frontage & Visibility
- › Suitable for a variety of uses within Class E



219 Fore Street
Edmonton, London, N18 2TZ

Contact: Hugo Harding or Matthew Bowen
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eddisons.com





Location

- Prominent position on Fore Street, a busy retail corridor in Edmonton
- Located just north of the A406 North Circular Road, providing excellent road connectivity
- Within walking distance of Silver Street Overground Station.
- Served by numerous local bus routes, offering convenient access for customers and staff.

/// what3words
///hammer.regime.gains

Google Maps

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Description

- The property comprises a self-contained ground floor lock up shop previously used by the British Red Cross as a charity shop.
- The unit benefits from a large, glazed frontage and a return frontage offering good display space.
- The accommodation offers an open plan sales area to the front with storage, WC & kitchen facilities to the rear.
- There is on street parking to the front as well a layby.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £27,500. VAT is payable.

Accommodation

Total	101.54 SQ M	1,093 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: D-92

Business Rates: The rateable value is £18,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Contact:

HUGO HARDING

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