TO LET

1,525 Sq Ft (141.67 Sq M)

- Newly constructed retail unit
- Shell Condition
- Prominent position fronting onto South Street
- Busy vehicular & Pedestrian Location
- Suitable for retail, medical or leisure uses

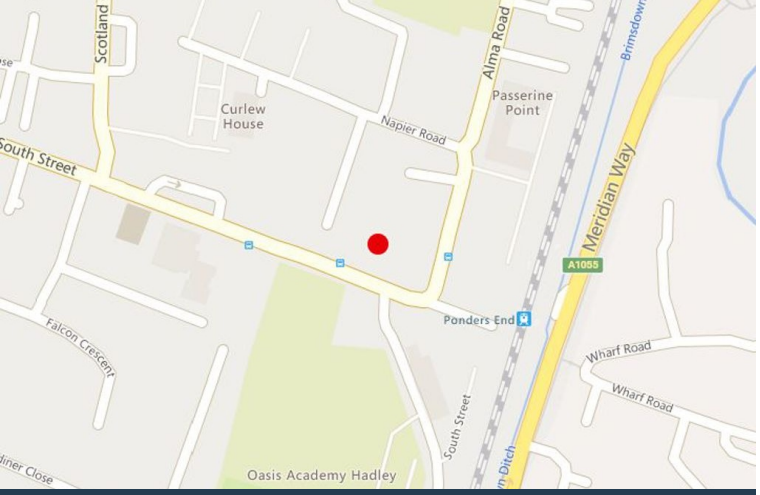


170A South Street

Enfield, EN3 4GE

Contact: Hugo Harding or Matthew Bowen
Tel: **0208 367 5511**
eddisons.com

BTG Eddisons







Location

- Situated in a prominent position on South Street, just off the A1010 Hertford Road
- 2 miles south of Enfield Town centre
- Walking distance from Southbury Station and Ponders End Station
- Busy vehicular and pedestrian location

what3words
///falls.beside.papers

Google Maps
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Description

- Newly constructed ground floor retail unit with extensive return frontage
- Forming part of the Alma Estate Regeneration
- Within a terrace of similar units with adjacent being a pharmacy
- Attractive building and location
- Suitable for a variety of uses within Use Class E. Unsuitable for hot food or takeaway usage.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £37,350. VAT is payable.

Accommodation (Gross Internal Area*)

170A South Street	**141.67 SQ M**	**1,525 SQ FT**

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

EPC: B-39

Business Rates: Available upon request

Service Charge: Available upon request

Contact:

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