

# RETAIL UNIT TO LET

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criss

West End House, 11 Hills Place  
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## ENFIELD – UNIT 2 PALACE EXCHANGE



### TO LET

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

### RENT

£80,000 per annum exclusive.

FLOOR AREAS	SQ FT	SQ M
Ground Floor:	919	85.38

### SERVICE CHARGE

The service charge for 2018 is approximately £4,153 per annum.

### EPC

Available upon request.

### RATEABLE VALUE

£37,000 (2017 assessment)

**SUBJECT TO CONTRACT  
& VACANT POSSESSION**



- Occupies a prime location at the entrance to the Palace Exchange.
- The annual footfall for the two schemes combined is approximately 13 million.
- Nearby occupiers include **Caffé Nero, Pearsons & Pandora.**



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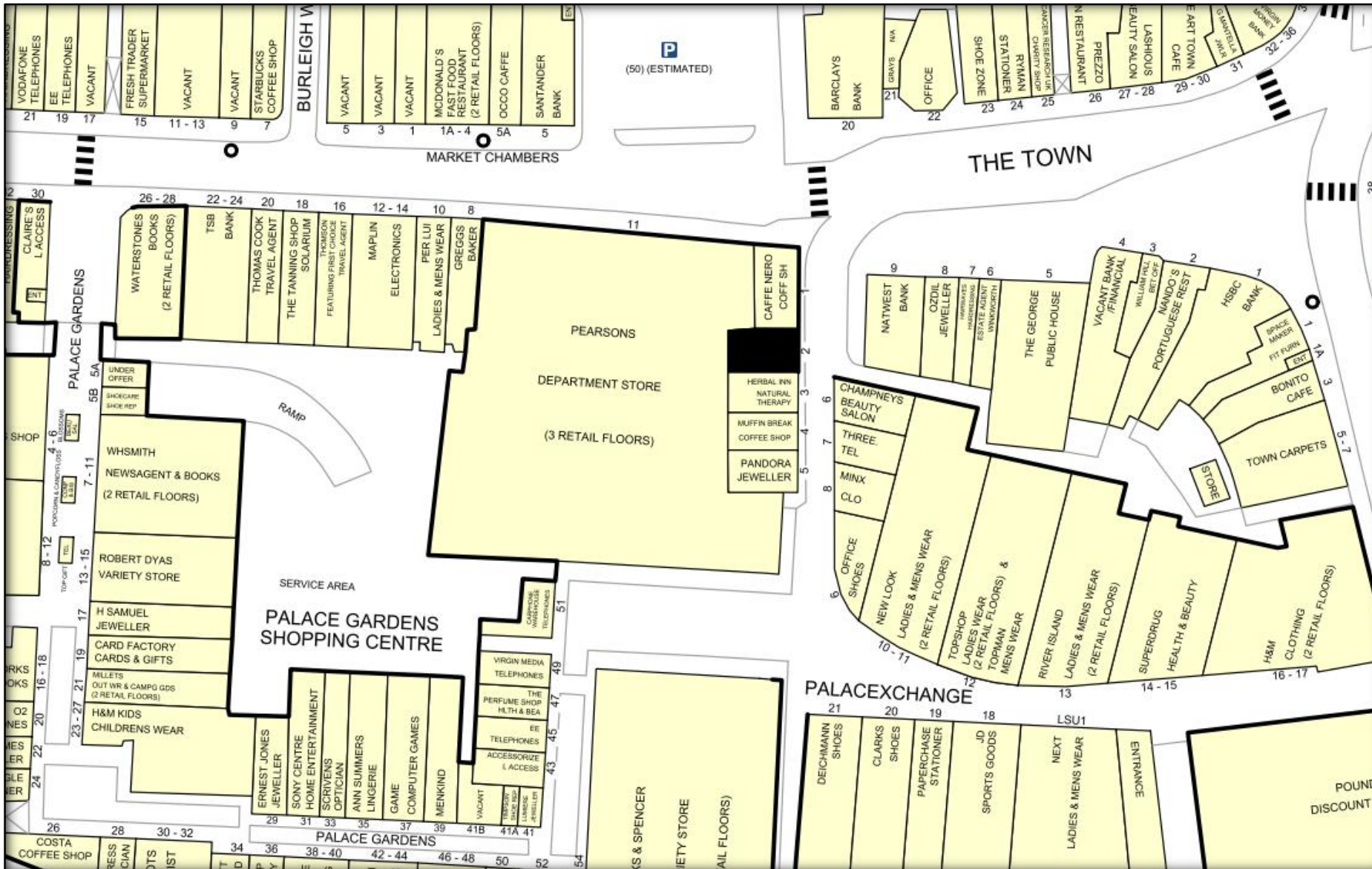
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VIEWING

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MARKS &  
SPENCER

NEW LOOK

H&M

WHSmith

The electronics specialist  
maplin

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