

# To Let

30-32 London Road Enfield London EN2 6DT

For further information  
please contact

Lewis Sinclair  
E: [Lewis.Sinclair@avisonyoung.com](mailto:Lewis.Sinclair@avisonyoung.com)  
T: 0207 911 2913



## Location

The property is located in Enfield, c. 10 miles north-northeast of Central London. It has a population of 115,762 (2011 census). Enfield Town station is well connected with National Rail services to Liverpool Street in Central London, and Enfield Chase Station provides alternative services to Central London. Enfield also benefits from excellent bus links.

The subject property is located opposite the Palace Gardens Shopping Centre, on London Road (A105), a busy arterial road which dissects Enfield Town Centre and generates a high traffic flow.

## Description

The property is a mid-terraced retail unit beneath a floor offices, and the Bank's demise comprises the ground only. There is a car park to the rear and the lease contains rights to use 7 spaces.

The property comprises the following approximate areas measured on a Net Internal basis:

Ground floor:	433 sq m	4,659 sq ft
---------------	----------	-------------

## Tenure

Leasehold

## Rent

£80,000 pax

## Lease

Assignment of the lease due to expire 24/12/2023. Alternatively a sub-lease is available.

## Business rates

We understand that the property is assessed as follows:

**Rateable value:** £57,500

**UBR (2018/19):** £0.493

**Rates Payable:** £28,348 pa

Interested parties should make their own enquiries with the Local Authority to verify this information.

## Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

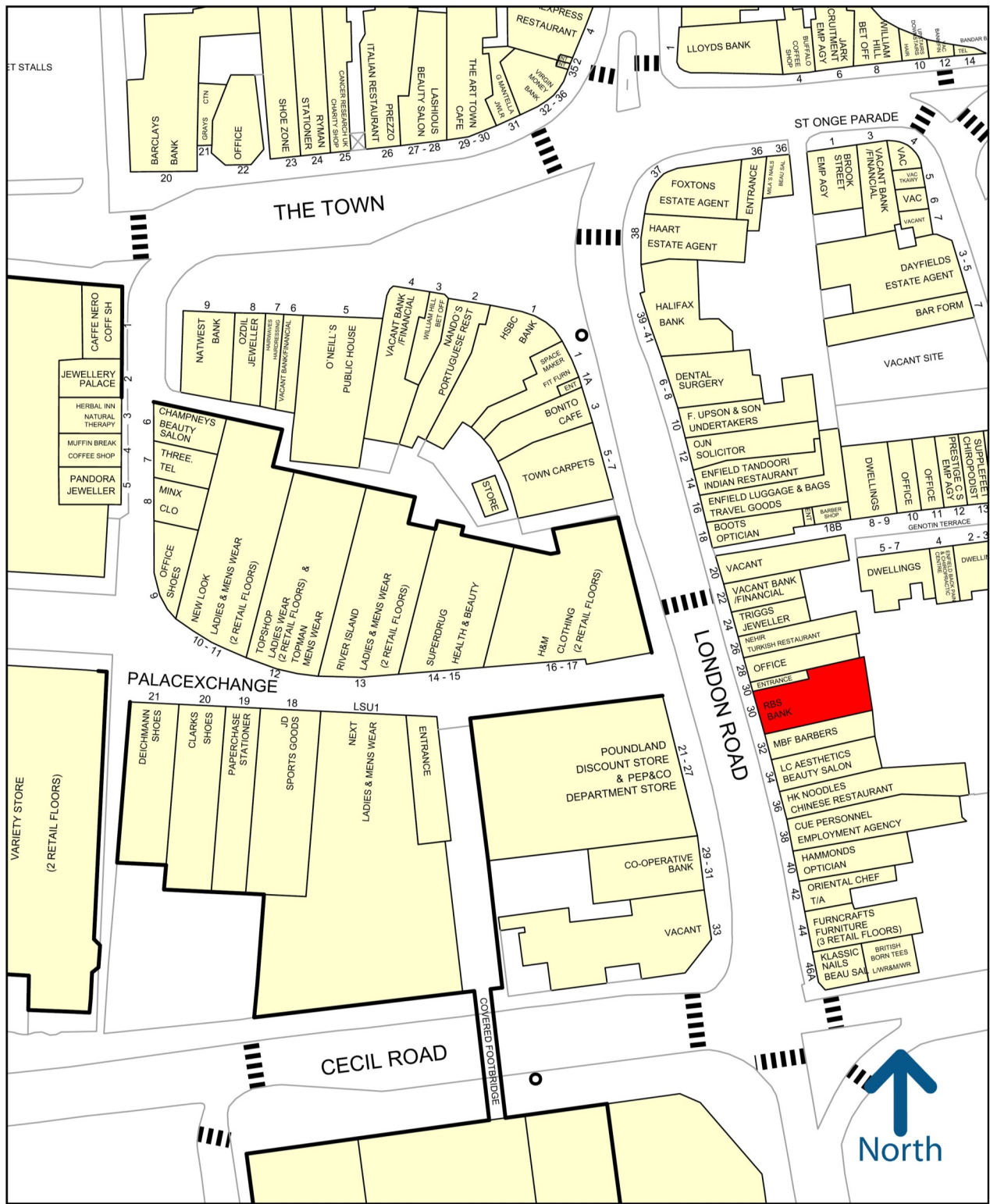
The property has an EPC rating of D88. A copy is available upon request.

## VAT

VAT if applicable will be charged at the standard rate.

08449 02 03 04

[avisonyoung.co.uk/14542](http://avisonyoung.co.uk/14542)



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:  
[w.experian.co.uk/goad](http://w.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

(1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.

(2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

(3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.