



PLEASE NOTE: The Landlords are not obliged to accept any offers and will make their choice of tenant based on the suitability of the applicants, their financial status and the trade/business that is proposed. We will be pleased to answer any questions and look forward to your call.

Important Notices:

Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamsons Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract.

Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items in photographs are not necessarily included.

Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamson Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings.

Williamson Dace Brown LLP is a limited liability partnership and is registered in England (OC327608), Registered address: 22 Cannon Hill, London, N14 6BY



WILLIAMSON
DACE | BROWN



574 Hertford Road Enfield EN3 5SU.

- **Shop TO LET - £11,500 per annum exclusive.**
- **Useful retail shop premises on a busy main road position.**
- **AI Use Class.**

Useful retail shop premises situated in a busy main road position on the Hertford Road with a variety of other local trades. The property is arranged over the ground floor only to include electric roller shutter. Approx. 630ft². 56m²



Williamson Dace Brown
22 Cannon Hill, Southgate, London N14 6BY
Tel: 020 8886 4407
www.wdbproperty.co.uk



The property is located on a busy main road being the A1010 (Hertford Road) equidistant between Enfield Wash and Freezy Water. The shop is situated in a secondary retail parade with many other independent trades and national chains such as Coral and Subway. The A1010 gives good access links to the A10 and the M25.

The lock-up shop is accessed directly from the pavement. The shop front is protected by an electric roller shutter. Internally the premises comprises a solid concrete floor, various types of lighting and numerous power points throughout.

Accommodation

(The floor areas are net internal and all sizes are approximate)

Main Retail Area

4.93m (16.17ft) x 11.72m (38.4ft)

Net Internal Area

56m² (603ft²)



Terms

The shop premises are available to rent under a new Full Repairing and Insuring Lease, on terms to be agreed at a starting rental of £11,500 per annum exclusive.

Deposit

A deposit of three to six months rent will be required to be held for the duration of the lease by the landlords managing agent subject to the receipt of satisfactory references.

References

All incoming tenants will be required to provide satisfactory references from their bank, accountant, solicitor and current/previous commercial landlord. Photographic identification is also required.

Service Charge

The shop tenant will be liable for periodic payments for all communal matters such as repairs to downpipes, gutters, clearance of rubbish etc.

Planning

The property falls within the London Borough of Enfield and can be used for retail purposes under the Use Class Order A1. All tenants are to satisfy themselves with regard to the Use Class Order.

Business Rates

The rates payable for the year 2018/2019 - TBC.

Viewings By appointment only.

Letting and Managing Agents

Williamson Dace Brown LLP
22 Cannon Hill, Southgate
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Energy Performance Certificate

Non-Domestic Building



574, Hertford Road
ENFIELD
EN3 5SU

Certificate Reference Number:
9746-3019-0110-0600-5321

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

82 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	130
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	119.07
Primary energy use (kWh/m ² per year):	704.31

Benchmarks

Buildings similar to this one could have ratings as follows:

22

If newly built

65

If typical of the existing stock