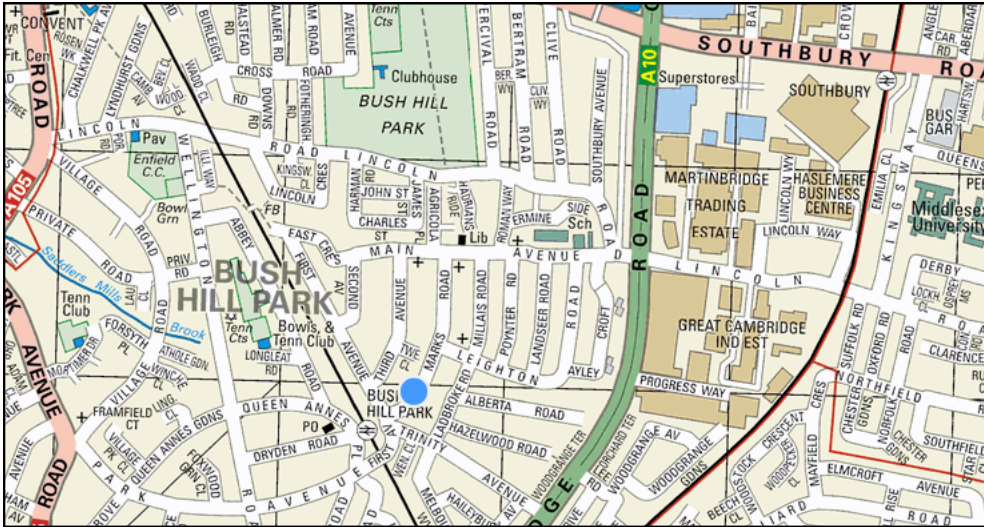


PLEASE NOTE: The Landlords are not obliged to accept any offers and will make their choice of tenant based on the suitability of the applicants, their financial status and the trade/business that is proposed. We will be pleased to answer any questions and look forward to your call.



Property Misdescription Act 1991

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 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 shown are expressly excluded from the sale unless otherwise stated within the sales particulars.

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 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. Items in photographs are not necessarily included.

**GROUND FLOOR LOCK-UP SHOP
WITH AI USE (RETAIL)
TO LET
103 St Marks Road Enfield EN1 1BJ
OIRO £12,000 PER ANNUM EXCLUSIVE**



A terraced lock up shop situated in a well established shopping parade on St Marks Road. Other local trades include a Sainsbury's local, independent estate agents a public house and restaurants. Bus services are immediately available and Bush Hill Park station is within walking distance for links to London Liverpool Street and Enfield Town.

This lock up shop consists of a main trading area together with a small kitchen/preparation area to the rear. A w/c is located off the kitchen and there is an alley to the rear accessed through the kitchen. There is on road parking available on St Marks Road which is permit holders only between 13.00 & 14.00 Monday to Friday. The property was previously trading as a florists shop.

The shop is split with a counter and small step in the centre dividing the main retail space. Vinyl flooring is laid throughout. There is no gas to the property. The property is heated with electric storage heaters. Refurbished in 2012, the property is in excellent condition.

The property is accessed via the front door directly off St Marks Road, into the main retail area.

ACCOMMODATION

(all sizes approximate)

SHOP

The shop front extends to 4.6m (15ft) with a depth of 8m (26.17ft)

KITCHEN AREA

4.1m (13.39ft) x 3.4m (11.44ft). Includes sink with water heater and fridge.

WC

0.8m (3.9ft) x 1.6m (5.3ft)

Gross internal area = **47 sq m (505 sq ft)**





Energy Performance Certificate Non-Domestic Building



103, St. Marks Road
ENFIELD
EN1 1BJ

Certificate Reference Number:
0608-2744-4130-7900-3103

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 on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 89

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	55
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one could have ratings as follows:

39 → If newly built

49 → If typical of the existing stock



TERMS

The premises are to be let on a full repairing and insuring commercial Lease for a minimum term of three years and maximum term of five years at an asking rent of **£12,000 per annum exclusive**. The incoming tenant is to be responsible for the landlord's legal costs with regard to the granting of the new Lease. The lease will be granted outside the provisions of the Landlord & Tenant Act 1954.

DEPOSIT

A deposit of three to six months rent will be required to be held for the duration of the lease by the landlord, subject to references received.

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.

PLANNING

The property falls within the London Borough of Enfield and can be used for either (A1 retail) or (A2 professional services). All tenants are to satisfy themselves with regard to the Use Class Order.

BUSINESS RATES

The rates payable for the year 2015/2016 would be £3,155.20. However, should this property be your only business premises in the UK, it may qualify for small business rates relief. Rateable Value is £6,400.

VIEWINGS

By appointment only.
Letting and Managing Agents
Williamson & Dace
22 Cannon Hill
London N14 6BY

CONTACT

Thomas Dace BSc(Hons)
tdace@williamsonanddace.com
Tel: 020 8886 4407