



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



70 Chase Side, Enfield, EN2 6NJ

- **OIRO £10,500 per annum exclusive.**
- **Prominent retail unit on busy secondary road in Enfield.**
- **A1 Use Class**

Prominent retail unit on Chase Side in Enfield. Chase Side is a busy thoroughfare in Enfield with regular bus routes into Enfield Town and beyond. Previously used as tyre garage, this unit is part of a redevelopment., the landlord will be installing a w/c and water points.

Approx. 27m2 (300ft2).



WILLIAMSON
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Williamson Dace Brown

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PROPERTY
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The property is located on a busy thoroughfare within close proximity of Enfield Town. It is approximately two miles west of the A10 and three miles south of Junction 25 on the M25. Chase Side is a secondary retail street in Enfield with a selection of independent retailers and restaurants which include off licences, clothes shops and cafes. Gordon Hill and Enfield Town national rail stations are close by with regular services to London's Moorgate, Kings Cross and Liverpool Street.

This lock up shop is accessed directly from the pavement and benefits from large bright retail space glazing with a return frontage. There is a door which leads to a small rear office. The landlord will install a small w/c when splitting up the property.

Accommodation

(all sizes approximate)

Main retail area (Proposed)

27m² (300ft²)

Terms

A new full repairing and insuring Lease is offered, subject to contract, on flexible terms at a starting rental of **£10,500 per annum exclusive**. Each party to be responsible for their own legal costs.

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.

Planning

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

Business Rates

To be confirmed.

Energy Performance Certificate

To be confirmed.



Viewings By appointment only.

Letting and Managing Agents

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