



**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. Williamsons 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.

Williamsons 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



**103 St Marks Road, Bush Hill Park, Enfield, EN1 2BJ**

- **£10,800 per annum exclusive**
- **Ground floor lock up shop (A1/A2 use)**
- **3 mins walk to Bush Hill Park Station (London Overground)**

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. Total approximate area, 52m<sup>2</sup> (555ft<sup>2</sup>)



The property is located on St Marks Road, a busy secondary parade within walking distance (3 mins) of Bush Hill Park Station (regular services to London's Liverpool Street via Seven Sisters). The property is also close to a bus stop for routes to Enfield or Tottenham Hale. Road links connect Bush Hill Park to the A10 (Great Cambridge Road).

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 with a shuttered door to garden for emergency access only.

The shop is split with a small step in the centre dividing the main retail space. Carpet tiles have been laid throughout the main retail area with vinyl to the kitchen area and toilet. There is no gas to the property. The property is heated with electric storage heaters. There are electric roller shutters to the front. Recently refurbished, the property is in excellent condition.

There is on road parking available on St Marks Road which is permit holders only between 13.00 & 14.00 Monday to Friday on one side and between 15.00 & 16.00 on the other. The property is currently trading as a bridal shop but due to expansion will be moving in November 2018.

#### Accommodation

(all sizes approximate)

#### Retail Area

Shop Front: 4.6m (15ft)

Shop Depth: 8m (26.17ft)

#### Kitchen Area

4.1m (13.39ft) x 3.4m (11.44ft)

#### W/C

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







**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](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient

A+

Net zero CO<sub>2</sub> 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<sup>2</sup>): 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 unit is available to rent under a **Full Repairing and Insuring Lease** for a minimum term of three years and maximum term of five years at a starting rental of **£10,800 per annum exclusive**. The lease will be granted **outside provisions s.24—s.28** of the Landlord & Tenant Act 1954. The incoming tenant is to be responsible for the landlord's legal costs with regard to the granting of the new Lease.

### 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 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. Any trade references will also be useful. We will also run a credit check on individuals/companies. Photographic identification is required.

### Planning

The property falls within the London Borough of Enfield. Prospective tenants are advised to make their own enquiries to the local authority.

### Business Rates

The rates payable for the year 2018/2019 are £3,072.00. Rateable Value is £6,400. All tenants are advised to discuss queries on business rates and reliefs direct with the London Borough of Enfield.

**Viewings** By appointment only.

### Letting and Managing Agents

Williamson Dace Brown LLP  
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London N14 6BY

[www.wdbproperty.co.uk](http://www.wdbproperty.co.uk)

**T:** 020 8886 4407

### Contact

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