

**To Let**  
**Ground Floor A2 – Alternative use considered**  
**36/37 The Town, Enfield, EN2 6LA**



**LOCATION:**

The premises are located on a prominent corner position fronting onto London Road. Nearby retailers include Lloyds Bank, Halifax, Haart, HSBC and Virgin Money.

**DESCRIPTION:**

The premises offer ground floor retail accommodation with ancillary to the rear. Floor plans are available on request.

**ACCOMMODATION:**

The property comprises of a ground floor lock up shop including store wall, glazed meeting rooms, air conditioning, and male and female WCs together with shower room facilities to the rear. The premises provide the following approximate areas:

Ground Floor NIA: 2,128sq.ft.

**LEASE:**

The premises are held on an existing lease expiring on the 14<sup>th</sup> May 2027. The rent is subject to review on the 15<sup>th</sup> May 2022.

The premises are available by way of an assignment or sublease on a term to be agreed. Incentives are available, subject to status.

**RENT:**

Upon Application.

**RATES:**

We understand from the Local Rating Authority that the current rateable value for the property is £60,000, with the rates payable for 2018/19 assessed to at £29,580.00.

**LEGAL COSTS:**

Each party to bear their own.

**EPC**

Available upon request.

**VIEWING:**

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