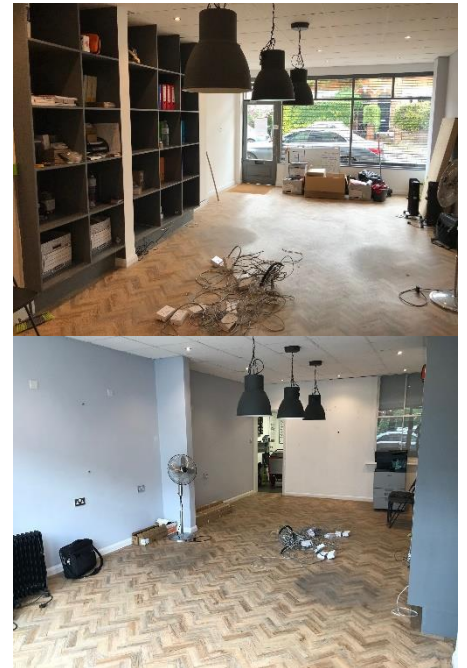


TO LET

PROMINENT SHOP/OFFICE

Approx. 644 sq ft (59.84 sq m)



157 Chase Side Enfield EN2 0PW

- ☐ Suitable for a variety of uses within Class E including retail, financial services, offices and clinics. (Note: No restaurant Use).
- ☐ Rear Access available via shared access road
- ☐ Potential storage of circa. 144 sq ft (13.38 sq m) at rear.

See important notice overleaf

020 8367 5511

96 Silver Street, Enfield EN1 3TV

Also at: London W1 & Stevenage

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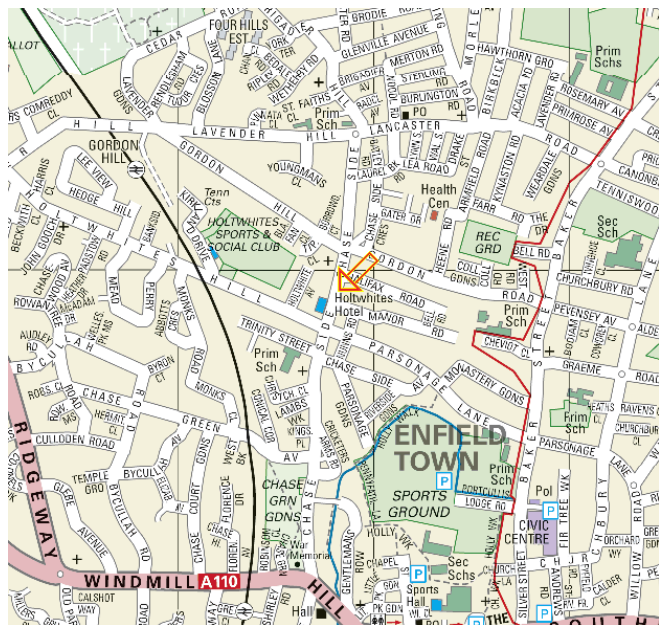
Description

The premises comprise a lock up shop/office with security grille to the front and with the benefit of outside storage space accessed from a rear shared access road. The premises are currently fitted with a suspended ceiling and recessed spotlights to the front sales area with parquet flooring. There are two further rooms at the rear and Kitchen and WC facilities.

Location

The property is situated on the east side of Chase Side close to its junction with Manor Road and Halifax Road being just North of Parsonage Lane.

Gordon Hill Overground is approximately 0.5 miles to the North West and Enfield Town Overground 0.8 miles approximately to the South West.



Energy Performance Certificate (EPC)

Rating: C72

The full EPC and recommendation report can be viewed and downloaded from our website

www.bowyerbryce.co.uk

Floor Areas

Floor areas are net internal and approximate only

	Sq Ft	Sq m
Main retail area	393	36.53
2 x Rear office rooms & Kitchen	251	23.31
Total	644	59.84

Terms

Available on a new full repairing and insuring lease for a term to be agreed.

Rent

£20,000 pa exclusive
There is NO VAT chargeable.
SUBJECT TO CONTRACT

Business Rates

Rates value 2021/2022 £10,750
Rates payable £5,364.25

Note: Rate Relief provisions are available.
Interested parties should apply to the Local Authority.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Viewing

Strictly by appointment through Bowyer Bryce

Property Ref

Contact



Ian Harding

M: 07956 374326

D: 020 8370 2536

E: ian.harding@bowyerbryce.co.uk

Important Notice

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