

# Unit 12 Palace Exchange, Enfield

Prime Flagship Store To Let  
subject to vacant possession



Ground Floor: 5,270 sq ft (489.59 sq m)

1st Floor Sales: 3,591 sq ft (33.61 sq m)

1st Floor Ancillary: 1,113 sq ft (10.50 sq m)

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## LOCATION

- Prime Flagship store in dominant London suburban scheme.
- Historic Annual Footfall of 13 million between two schemes.
- Nearby occupiers include M&S, Next, H&M and Pearsons department store.
- Under the new E Use Class the property could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.

## TERM

A new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

## RENT

Upon application.

## SERVICE CHARGE

£51,919.14

## INSURANCE

£1,508.66

## RATEABLE VALUE

£187,000

*Occupiers will be entitled to 100% rates relief for the 2020/21 period.*

## EPC

Available upon request.



## VIEWING

For further information, please contact:

**Dan Turner**

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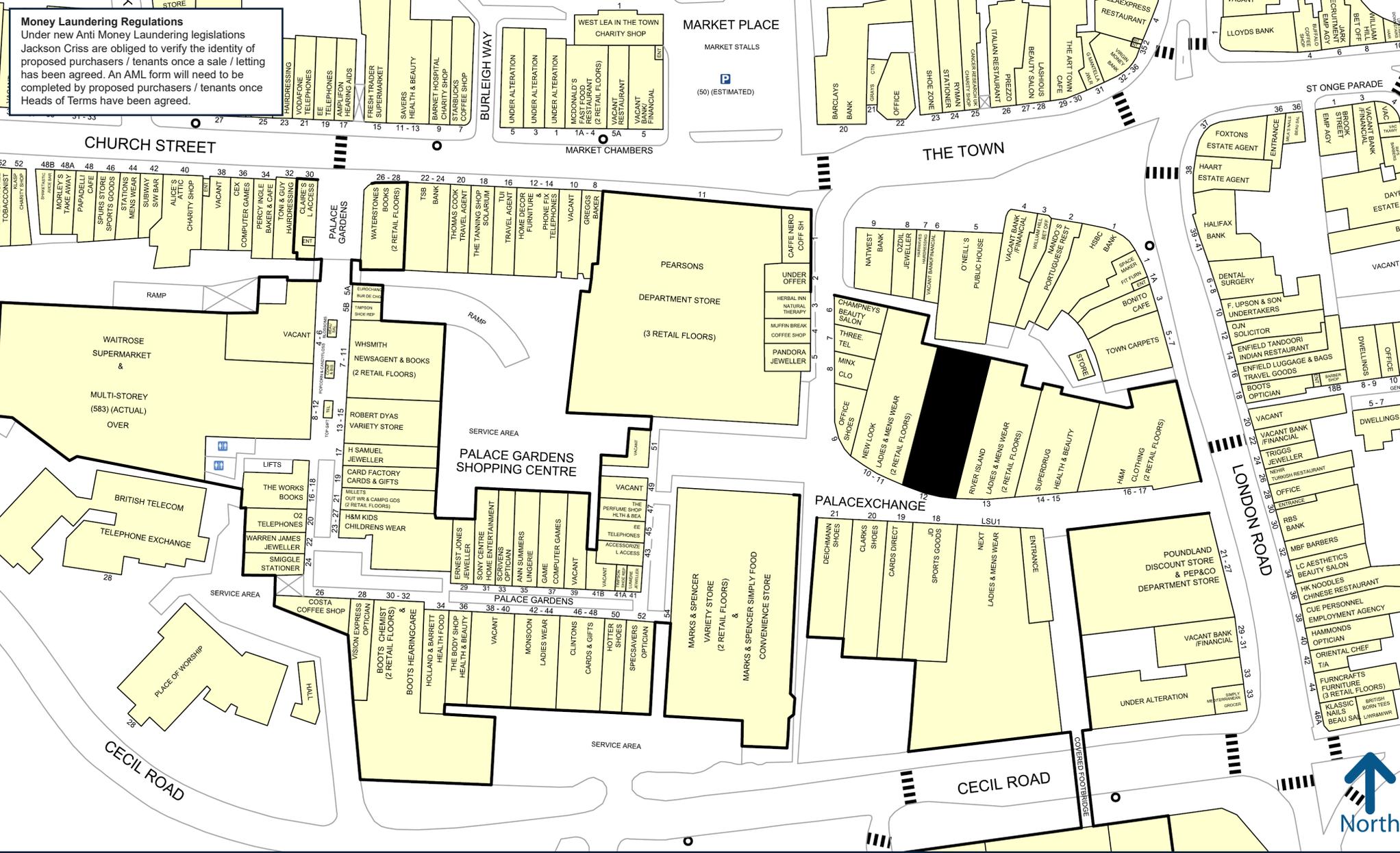
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**Money Laundering Regulations**  
 Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



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