34 and 36 High Road, Southgate, N14 6EE

£30,000 pa



Full Description

Prominent high street position with versatile open-plan accommodation, suitable for a variety of business uses to include retail, and office space within Use Class E. Located in Southgate High Street / Meadway area. The property is currently let to an estate agent. Vacant possession is being provided in January 2027. The property benefits from an attractive shopfront, providing excellent display and branding opportunities, open-plan accommodation, seperate kitchen and toilet facilities. Retail Area: approx. 54.78 sq. m (589 sq. ft) Kitchenette: 4.41 sq. m (47.5 sq. ft) WC: 1x separate toilet. Rear fire door to car park. A right of way will be provided on foot only across the car park at the rear. No car parking included. Terms - The premises are available to rent at £30,000 per annum exclusive on flexible full repairing and insuring lease terms to be negotiated. Anti-Money Laundering checks & Referencing. All purchasers will be required to provide satisfactory proof of funds and ID checks to satisfy AML legislation in addition to receipt of satisfactory references. Planning - The property falls within the London Borough of Enfield under Class E. All applicants are to satisfy themselves with regards to the Use Class Order. Business Rates - Number 34 has a current rateable value of

£8,700 pa and number 36 is £7,300 pa. All applicants should check with the local authority to confirm the business rate liability. VAT - VAT is not applicable. EPC - 34 High Street has a B rating and 36 High Street, a C rating

Features

- Open Plan
- Seperate kitchen and toilet facilities
- Class E
- Prominent Position

Contact Us

Williamson Dace Brown
22 Cannon Hill, London
N14 6BY









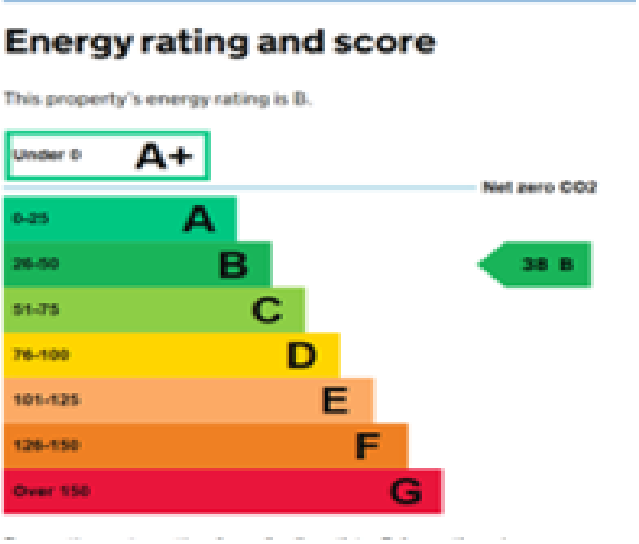




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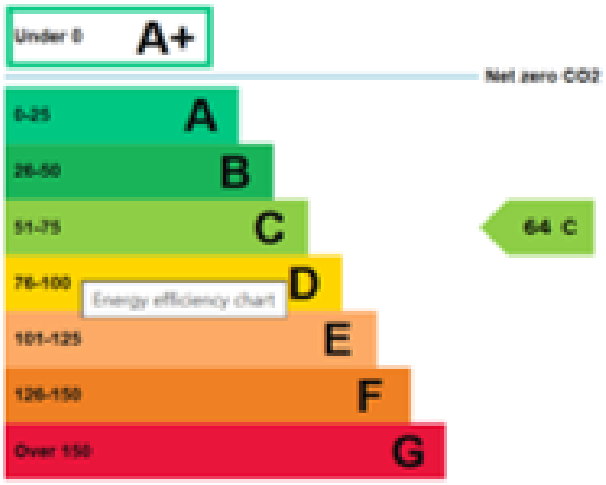


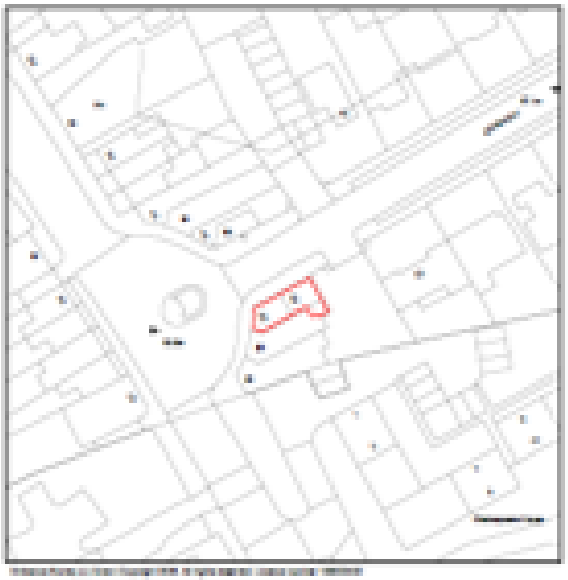


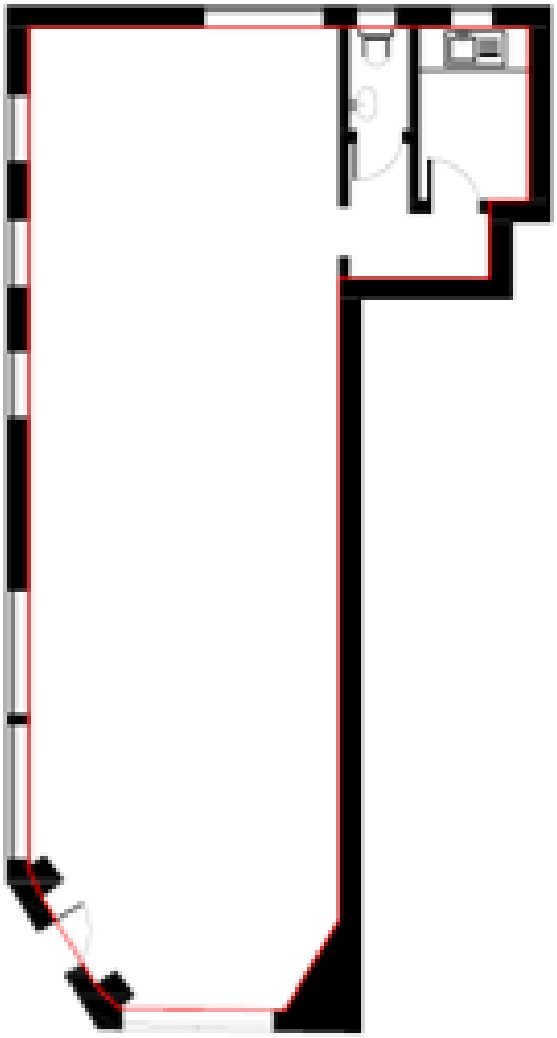


This property's energy rating is C.

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34-36 High Street N14 6EE		A4	N
TOTAL INTERNAL FLOOR AREA : 72 SQ METRES		SCALE 1:100	
0 1 2 3 4 5 SCALE (METRES)	DRAWING NO. 152481_001	VERSION 002	