Percival Road, Enfield, EN1

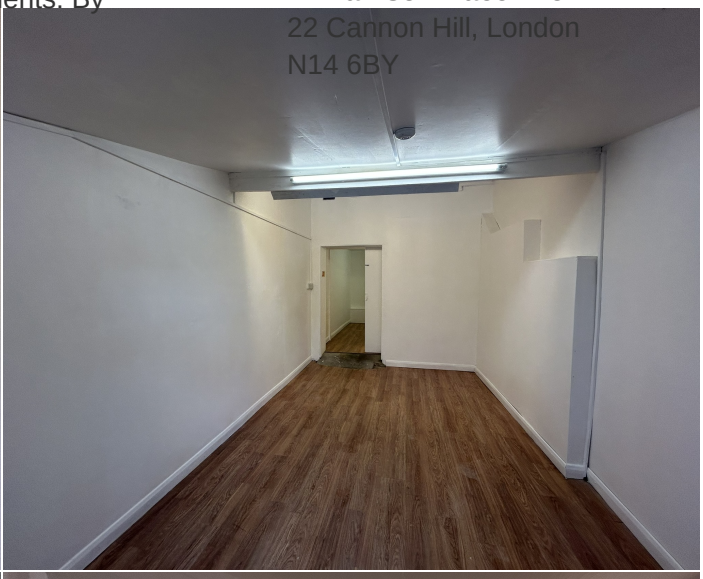
£1,333.33 pcm



Full Description

A self-contained lock-up retail unit to let situated on Percival Road, EN1 1QU, offering a prominent street-front location within a mixed-use parade close to Bush Hill Park Station. The shop provides approximately 81m2 (871ft2) of sales and ancillary space. The property benefits from rear vehicular access together with yard. Suitable for a variety of retail or service uses (subject to planning), the unit is offered with vacant possession, presenting an excellent opportunity for owner-occupiers or investors seeking a well-located neighbourhood retail premises. Accommodation: Ground Floor Sales: 40.40m2 / 434.86ft2 Ancillary / Storage: 20m2 / 212.8ft2 Basement Storage: 20.74m2 / 223.24ft2 Additional Garage/Store at rear Total NIA/GIA: 81m2 / 871ft2 Use Class: Class E Lease Type: FRI, New Commercial Lease Lease Term: To be negotiated. Rent: £16,000 per annum exclusive Rent Payment: To be negotiated Service Charge: Ad hoc Insurance: Landlord to insure, tenant to reimburse, fair proportion Business Rates: Rateable Value: £8,000 All applicants must make enquires with local authority as to rates payable. VAT: No applicable. Deposit: 3 -6 months rent, subject to references. EPC Rating: D 85 Parking: Unrestricted on Percival Road Utilities: Mains

electricity, water and sewerage. No gas. Service Yard / Communal Areas: Yard to rear accessed by service road off Lincoln Road. Tenant of maisonette above has right of way by foot only to access entrance to property. Availability Date: Immediate Viewing Arrangements: By appointment with Williamson Dace Brown

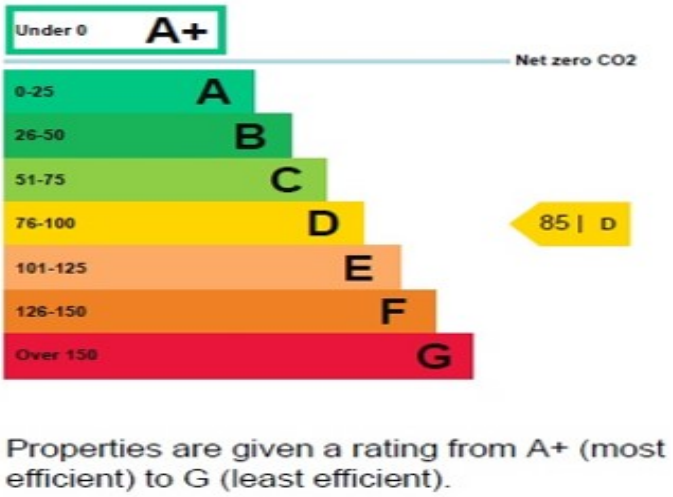




Contact Us

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Properties are given a rating from A+ (most efficient) to G (least efficient).

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Percival Road
Lincoln Road