

# 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 81m<sup>2</sup> (871ft<sup>2</sup>) 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: 40.40m<sup>2</sup> / 434.86ft<sup>2</sup> Ancillary / Storage: 20m<sup>2</sup> / 212.8ft<sup>2</sup> Basement Storage: 20.74m<sup>2</sup> / 223.24ft<sup>2</sup>

Additional Garage/Store at rear Total NIA/GIA: 81m<sup>2</sup> / 871ft<sup>2</sup> 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

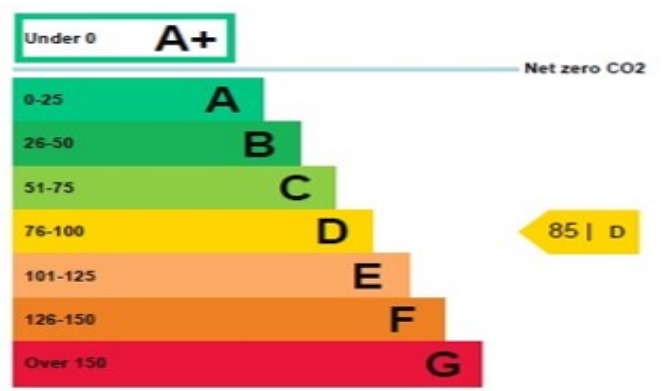
electricity, water and sewerage. No gas. Service Yard / Communal Areas:  
Yard to rear accessed by service road off Lincoln Road. Tenant of  
maisonette above has right of way by foot only to access entrance to  
property. Availability Date: Immediate Viewing Arrangements: By  
appointment with Williamson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

## Contact Us

**Williamson Dace Brown**

22 Cannon Hill, London  
N14 6BY





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





Percival Road

Lincoln Road

147

140

148

150

154

158

155

114

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