



# Retail Unit Suitable for A2 Office Use To Let - Enfield EN1

GILMARTIN LEY

**6 Ladysmith Road,  
Enfield Town,  
ENFIELD, EN1 3AA**



## Area

Net Internal Area: 54 sq.m. (577 sq.ft.)

## Rent

£12,500 per annum (approx.  
£1,042 monthly) subject to  
contract



## Property Description

Newly constructed self-contained ground floor retail/office unit. The property has the benefit of a 3.53 metre deep forecourt.

The property would be suitable for office use and the freeholder has submitted an application to the planning authority requesting change of use to A2 (Financial & Professional Services).



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground floor	53.64	577	
Toilet			
Forecourt			3.53 metres deep by 5.0 metres

## Property Location

The subject property is located on the west side of Ladysmith Road just off Southbury Road.

Enfield Town Rail Station is a quarter of a mile to the west. The property is in proximity of the multiple shopping facilities in the town centre and Palace Gardens Precinct.

**2010 Rateable Value** £0.00

**Estimated Rates Payable** £0 per annum

**Service Charge p.a.**

**Premium**

**Terms** New lease for a term of 8 years subject to review at the fourth year on full repairing and insuring terms.

**Legal Fees:** Both parties' legal fees borne by incoming tenant

**Local Authority:** London Borough of Enfield

**Viewings:** By prior appointment with Gilmartin Ley, telephone 020 8882 0111

**Further information at:** <http://www.gilmartinley.co.uk/properties/18049>

**Last Updated:** 25 Oct 2007

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<http://www.gilmartinley.co.uk/properties/to-rent/shops-a2/enfield-town/enfield/en1/18049>

Our ref: 18049

Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
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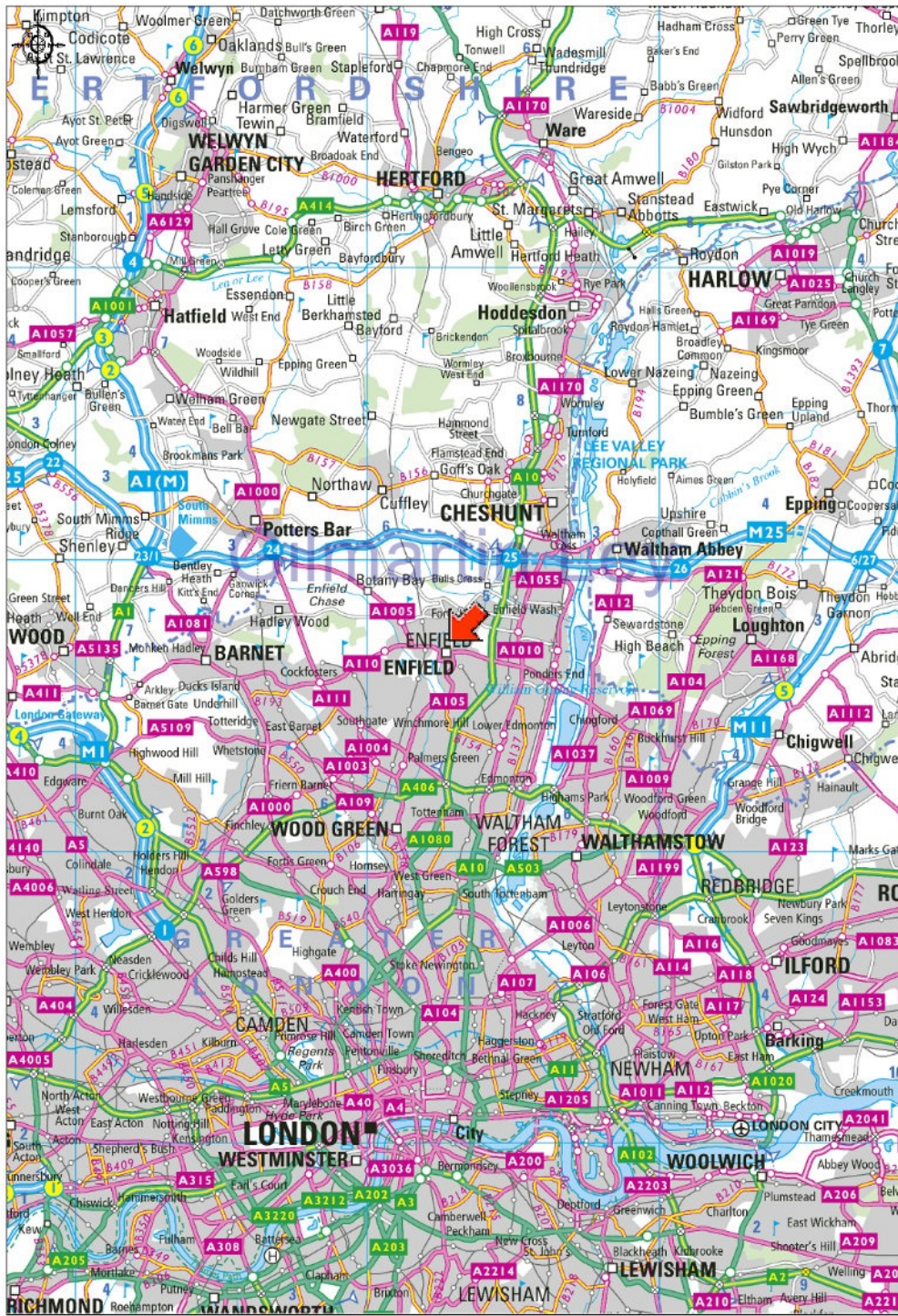




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