



GILMARTIN LEY

# A2 Retail Unit Lease For Sale - Enfield EN3

**572 Hertford Road,  
Enfield Wash,  
Enfield, EN3 5SU**



## Area

Net Internal Area: 38 sq.m. (405 sq.ft.)

## Rent

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



## Property Description

Ground floor lock-up shop currently trading as an estate agent's (A2 Use).

Behind the main unit area is a back office, kitchen and WC facilities.



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Retail area	28.33	304	
Rear office	9.38	100	

## Property Location

The subject property is located in Enfield within a busy shopping parade on the Hertford Road east of the Great Cambridge Road.

The premises is 700 yards from Turkey Street British Railway Station. Albany Park is to the West in close proximity. There are a number of well known multiples on this particular parade.

**2010 Rateable Value** £0.00

**Estimated Rates Payable** £0 per annum

**Service Charge p.a.**

**Premium**

**Terms** New full repairing and insuring lease on flexible terms to be agreed.

**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/18207>

**Last Updated:** 02 Nov 2009

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