



# Retail Shop With Planning Consent For 54 sq.m. Retail Extension

**New Lease - Discounted First Years Rent**

**33 Silver Street,**

**Enfield Town  
ENFIELD EN1 3EF**



**Online details**  
18248

**Area**  
Net Internal Area: 71 sq.m. (761 sq.ft.)

**Rent**  
£20,000 per annum (approx.  
£1,667 monthly) subject to contract

## **Property Description**

The shop is a mid-terraced unit currently trading as a Newsagent. It benefits from having both a ground floor retail area and a basement.

Yard with rear access.



*Our ref: 18248*



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Accommodation	Area sq.m.	Area sq.ft.	Status
Ground Floor Retail Area	34.80sq.m.	374sq.ft.	
Rear Store Room	10.92sq.m.	117sq.ft.	
Basement	25.06sq.m.	269sq.ft.	

## Property Location

The subject property is located on Silver Street, just south of Enfield Civic Centre. Enfield Town British Railway Station is less than 300 yards away. The unit adjoins a rear pay and display car park.

Multiples in close proximity include; Bath Store, Lloyds, Cafe; Uno and Gregg's.

**2010 Rateable Value** £14000.00

**Estimated Rates Payable** £5964 per annum

**Service Charge p.a.**

**Premium** £0

**Terms** A new full repairing and insuring lease on flexible 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

**Last Updated:** 17 May 2012

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