



GILMARTIN LEY

# Freehold A2 / Retail Commercial Property Investment - Enfield EN3

**147 Hertford Road,  
Brimsdown,  
Enfield, EN3 5JG**



## Area

Net Internal Area: 33 sq.m. (351 sq.ft.)

## Price

£160,000 subject to contract



## Property Description

The property comprises a ground floor shop premises with A2 Use, established as a money exchange. The accommodation has been finished to a very high standard with aluminium framed shop front, Mitsubishi climate control, glazed security screen and counter, modern suspended ceilings with Category 2 lighting, toilets and kitchenette.



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground floor shop	32.70	351	
Kitchenette and toilet			
One car parking space within private rear car pa			

## Property Location

The subject property is located on the east side of Hertford Road (A1010) opposite Brick Lane and just north of Green Street.

There are delineated Pay & Display parking bays to the slip road to front of the parade.

**2010 Rateable Value** £0.00

**Estimated Rates Payable** £0 per annum

**Service Charge p.a.**

**Terms** Freehold subject to a new lease to National Cash Advance Limited at an initial rent of £12,500 per annum exclusive for a term of 10 years from 6th June 2008 on a full repairing and insuring basis subject to an upward only rent review at the end of the fifth year.

**Legal Fees:** Each party bears own legal fees

**Local Authority:**

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

**Further information at:** <http://www.gilmartinley.co.uk/properties/18500>

**Last Updated:** 23 Nov 2009

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