



GILMARTIN LEY

Prominent 'High Street' Retail Showroom (A1) To Let - Southgate N14

Available due to relocation of business

**88 Chase Side,
Southgate,
LONDON, N14 5PH**



Area

Net Internal Area: 165 sq.m. (1,775 sq.ft.) to
305 sq.m. (3,278 sq.ft.)

Rent

£44,500 to £55,000 per annum
(approx. £3,708 to £4,583
monthly) subject to contract



Property Description

The property is a large A1 retail showroom, offering excellent prominence and display facilities.

The property is predominantly open plan in layout; arranged as two showrooms (one at ground floor level and the other at first floor), with a partitioned administrative office, WC facilities and kitchen.

There are two allocated parking spaces and access for loading situated at the rear of the property, accessed via a service road off Chase Side.

- > Prominent position on vibrant 'high street'
- > Fully glazed frontage at ground floor
- > High ceiling to ground floor space
- > Flexible space, suitable for a variety of uses, subject to planning
- > Separate ground floor and first floor showrooms
- > Rear access for loading via service road
- > Administrative office, kitchen and WC facilities
- > Parking for 2 vehicles at the rear



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground floor showroom	164.93	1775	
First floor showroom	139.68	1503	

Property Location

Southgate is an affluent north London residential suburb lying around 7 miles north of Central London. Junction 24 of the M25 is approximately 4 miles to the north and the A406 North Circular Road is approximately 1.5 miles to the south.

The property is situated in the heart of Southgate on the north side of Chase Side (A111), approximately 150 metres west of Southgate Circus, bus terminus and London Underground Station (Piccadilly Line). Travel time to Central London on public transport takes approximately 25 minutes.

Nearby occupiers include; Marks & Spencer, Bathstore, Asda, WH Smiths, The Carphone Warehouse, Tesco, Boots, Harris & Hoole, Richer Sounds, Barclays, Woolwich, Natwest, Abbey, Nationwide, Bank of Cyprus, The Money Shop, LA Fitness, Pizza Express, Wilton Patisseries, Costa Coffee, McDonalds, KFC, Greggs, William Hill, Ladbrokes, Betfred, Paddy Power as well as many other established independent retailers, restaurants, bars & public houses.

2010 Rateable Value £32250.00

Estimated Rates Payable £13964 per annum

Service Charge p.a. N/A

Premium N/A

Terms A new full repairing and insuring lease on terms to be agreed.

Our client will give consideration to proposals on the ground floor in isolation or on the ground floor and first floor combined.

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Enfield

Viewings: Strictly by prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/19397>
Asbestos Report
First Floor Plan
Ground Floor Plan
Energy Performance Certificate

Last Updated: 09 Oct 2015

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Our ref: 19397

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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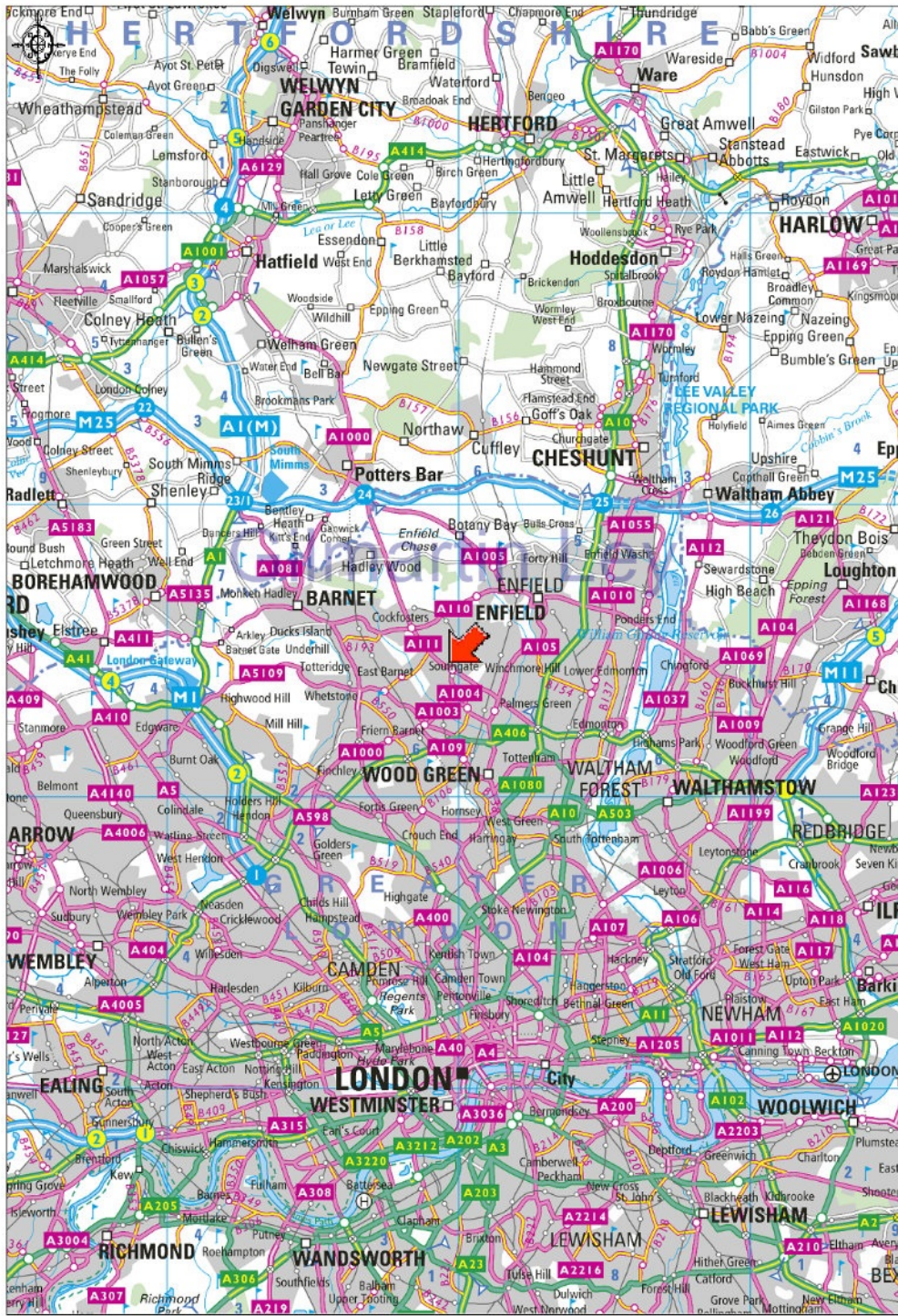


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