

The shops are available separately or combined

**18-18A BUSH HILL
PARADE,
VILLAGE ROAD,
Bush Hill Park
ENFIELD EN1 2HB**



Online details
21215

Area

Net Internal Area: 19 sq.m. (201 sq.ft.) to 133 sq.m. (1,436 sq.ft.)

Rent

£7,500 to £23,500 per annum
(approx. £625 to £1,958 monthly)
subject to contract

Property Description

The property comprises two adjoining retail units with the benefit of A1 and A2 Use. The main shop / office is arranged over ground floor and basement with an adjoining ground floor self-contained half-shop unit. The premises were last occupied by an estate agency and a firm of solicitors.

18 Bush Hill Parade

The accommodation includes a ground floor main office with rear kitchen and staircase leading to the basement storage. The basement stair lobby leads to separate male and female toilet cubicles. The main basement provides dry storage with headroom of approximately seven feet. There is rear vehicular access to the basement store and a concrete paved rear yard area for car parking.

18A Bush Hill Parade

The accommodation comprises a self-contained half shop with arcade display window, with small front and rear offices. There is a rear kitchenette / lobby, which leads to the toilet cubicle.

*18a Bush Hill Parade - Rateable Value £3,350 / Rates Payable £713 per annum approximately





Shop / Office / A1 / A2 Use / Bush Hill Park Enfield EN1

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Accommodation	Area sq.m.	Area sq.ft.	Status
18 Bush Hill Parade			
Main Office / Kitchen	48.96sq.m.	527sq.ft.	
Basement	65.77sq.m.	707sq.ft.	
Rear Yard / Car Parking			
18a Bush Hill Parade			
Offices / Kitchen	18.72sq.m.	201sq.ft.	

Property Location

The subject property is located in Bush Hill Parade, Winchmore Hill on the east side of Village Road (A105) at the south end in proximity to the intersection of Ridge Avenue / Bush Hill Road and Church Street. The property lies within an affluent residential location.

The area is well served for communications with main bus routes available and Bush Hill Park British Rail Station is within short walking distance to the north-east.

The retailer occupiers in Bush Hill Parade include a chemist, barbers shop, convenience store, William Hill Bookmakers, fish & chip shop, Craig's Estate Agents, Royal Floors, Gregg's Bakers, several small hair salons, funeral directors and Lords Builders & Decorators Merchants. The retail occupiers in Avenue Parade opposite include Euro Cafe, Costcutter Supermarket, Masala Indian Restaurant, Dominos Pizza, Dry Cleaners and a beauty salon.

2010 Rateable Value £7600.00

Estimated Rates Payable £2460 per annum

Service Charge p.a. Not applicable

Premium Nil

Terms New leases on full repairing and insuring terms. The rents are as follows No.18a £7,500 per annum, No.18 £18,000 per annum and combined £23,500 per annum exclusive. N.B. the combined business rates payable is estimated at £3,173 per annum.

Legal Fees: Each party bears own legal fees

Local Authority: London Borough of Enfield

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

Last Updated: 02 Aug 2012

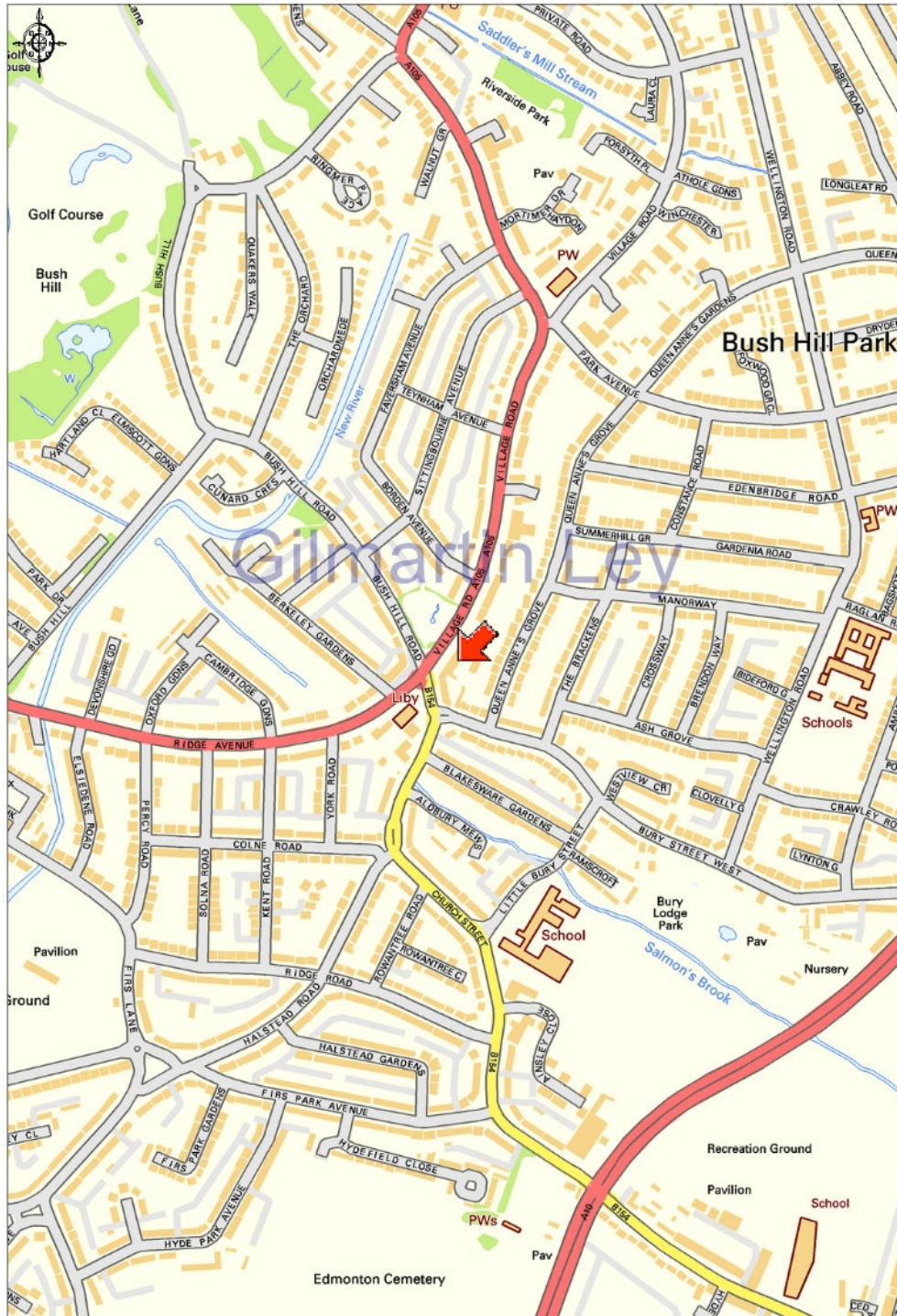
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18 & 18a Bush Hill Parade, Village Road, Enfield EN1 2HB



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