

**10 Bush Hill Parade,
Bury Street West,
BUSH HILL PARK
LONDON N9 9JS**



Online details
21678

Area
Net Internal Area: 64 sq.m. (686 sq.ft.)

Rent
£13,000 per annum (approx. £1,083
monthly) subject to contract

Property Description

The property comprises a terraced shop arranged over basement and ground floors. The property includes a ground floor retail area with kitchen facilities to the rear.

The basement is accessed from the rear yard, provides basic storage with headroom of approximately 1.85m and features WC facilities.

Externally, the property benefits from a generous rear yard / parking area, upon which two large metal containers are being stored by the current tenant, leaving space for one vehicle in addition.

- > Prominent position
- > WCs, kitchen and separate storage
- > Excellent fit out
- > Generous rear yard / parking area
- > Affluent north London location



Our ref: 21678



Retail Shop (A1 Use) - Bush Hill Park, Enfield, London N9

Accommodation	Area sq.m.	Area sq.ft.	Status
Shop	47.14	507	
Basement	16.61	178	

Property Location

The subject property occupies a highly visible and prominent position 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, 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, a dry cleaners and a beauty salon.

2010 Rateable Value £6700.00

Estimated Rates Payable £1912 per annum

Service Charge p.a. tbc

Premium N/A

Terms Assignment of 8 year lease from 28th December 2006 with a passing rent of £13,000 per annum or a new fully repairing and insuring lease on terms to be negotiated.

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

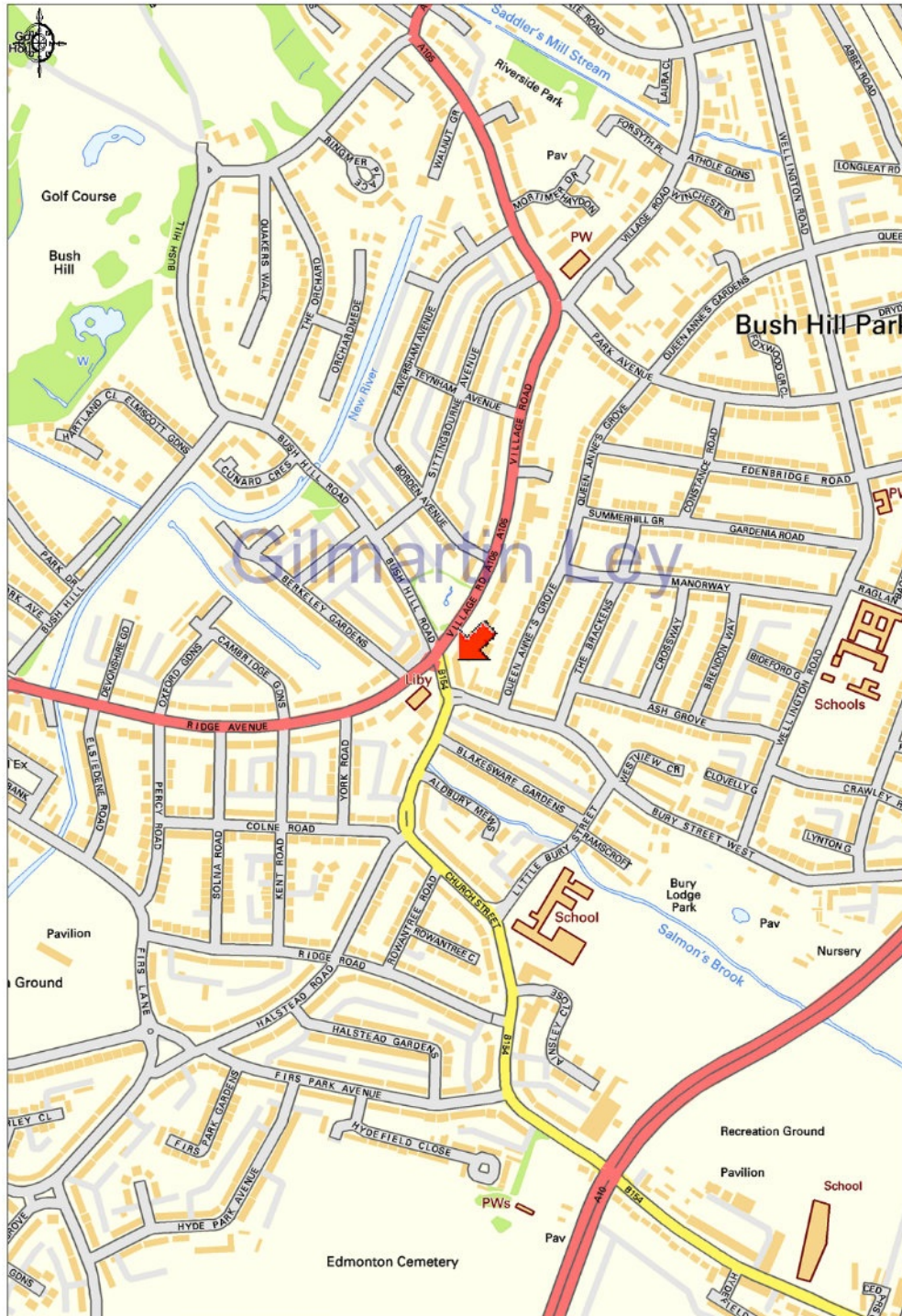
Last Updated: 12 Jun 2013

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated.

Our ref: 21678

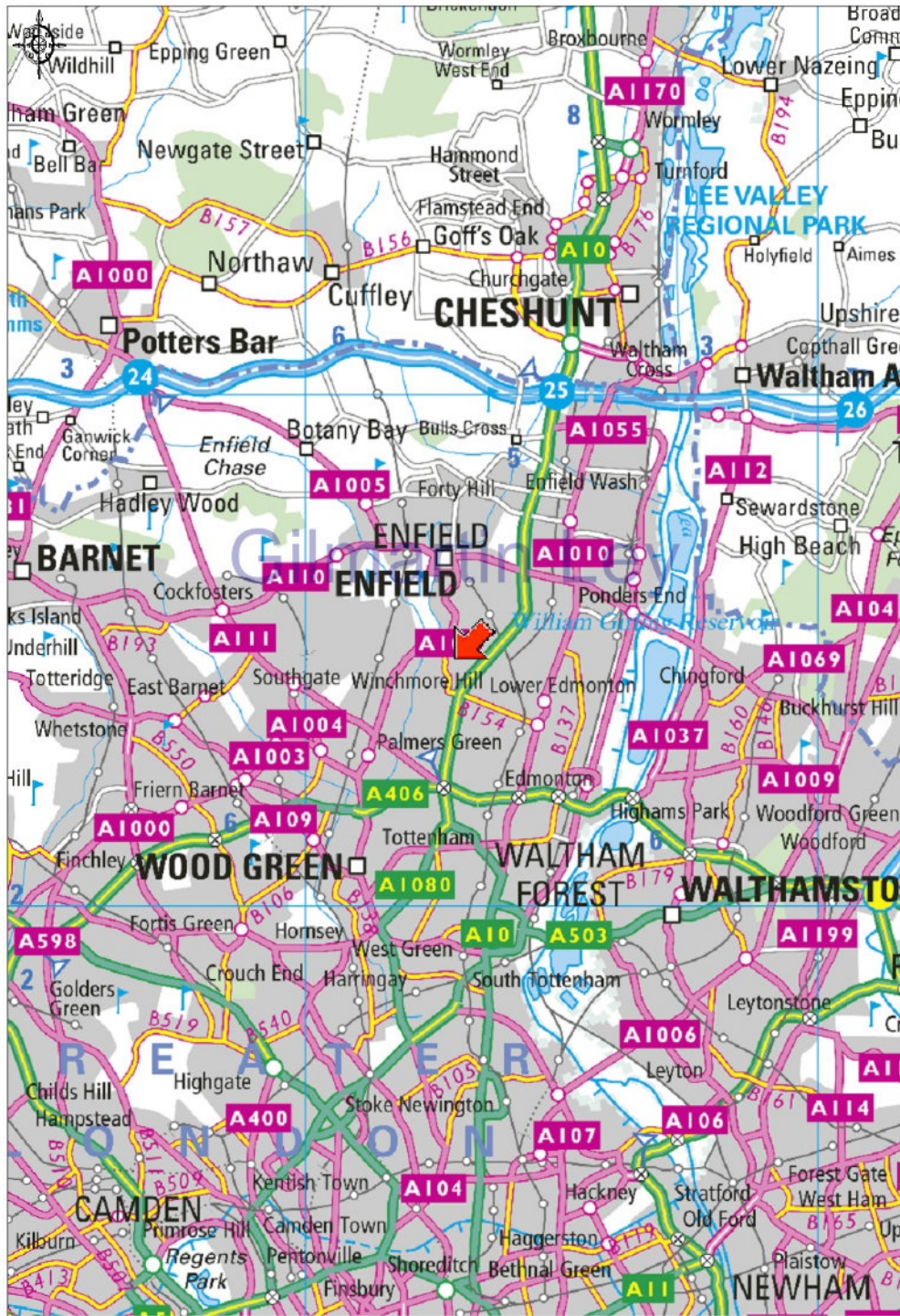
10 Bush Hill Parade, Bury Street West, London N9 9JS



© Crown Copyright 2011. All rights reserved.
Licence number 100034444. Printed date: 1/2010

Our ref: 21678

10 Bush Hill Parade, Bury Street West, London N9 9JS



Promap

Our ref: 21678



Our ref: 21678



Our ref: 21678