



A1 Shop To Let - Enfield EN2

New lease available with a discounted year 1 rent

GILMARTIN LEY

**94 Lancaster Road,
Enfield,
ENFIELD, EN2 0BX**



Area

Net Internal Area: 44 sq.m. (470 sq.ft.)

Rent

Discounted year 1 rent: £12,000
per annum (approx. £1,000
monthly) subject to contract

Property Description

The property is a well presented ground floor retail shop.

The space comprises an open plan retail area, with a separate rear admin/storage room. In addition, there is a kitchenette and WC facilities at the rear of the property, from which there is access to the private garden area/patio.



- > Alarm system
- > Category II lighting
- > Suspended ceilings
- > Electrically operated security shutter
- > Gas central heating
- > Door entryphone system
- > Security grills to rear windows
- > Suitable for a number of alternative uses subject to planning



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Retail	39.92	429	
Kitchenette	3.76	40	

Property Location

The subject property is located on the south side of Lancaster Road just east of Armfield Road, approximately 0.75 miles north of Enfield Town Centre.

Lancaster Road is a busy local retail parade extending between Chase Side and Baker Street. Nearby occupiers include; Greggs, Co-operative, Dominos Pizza, Esso Fuel Station and Barclays Bank amongst a number of independent retailers, restaurants and businesses.

Gordon Hill train station is located less than 0.5 miles east and provides frequent direct services to London Moorgate Station, with a travelling time of circa 35 minutes.

Enfield Town Railway Station is 0.75 miles to the south, providing frequent direct services to London Liverpool Street Station, with a travelling time of 33 minutes.

Numerous bus services operate in the area, including numbers 191 & W8, which each stop directly adjacent to the subject property.

2010 Rateable Value	£8000.00
Estimated Rates Payable	£2726 per annum
Service Charge p.a.	TBC
Premium	Nil
Terms	A new lease on flexible terms to be agreed.
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
Further information at:	http://www.gilmartinley.co.uk/properties/22413 ENERGY PERFORMANCE CERTIFICATE
Last Updated:	23 Aug 2014

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Our ref: 22413

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

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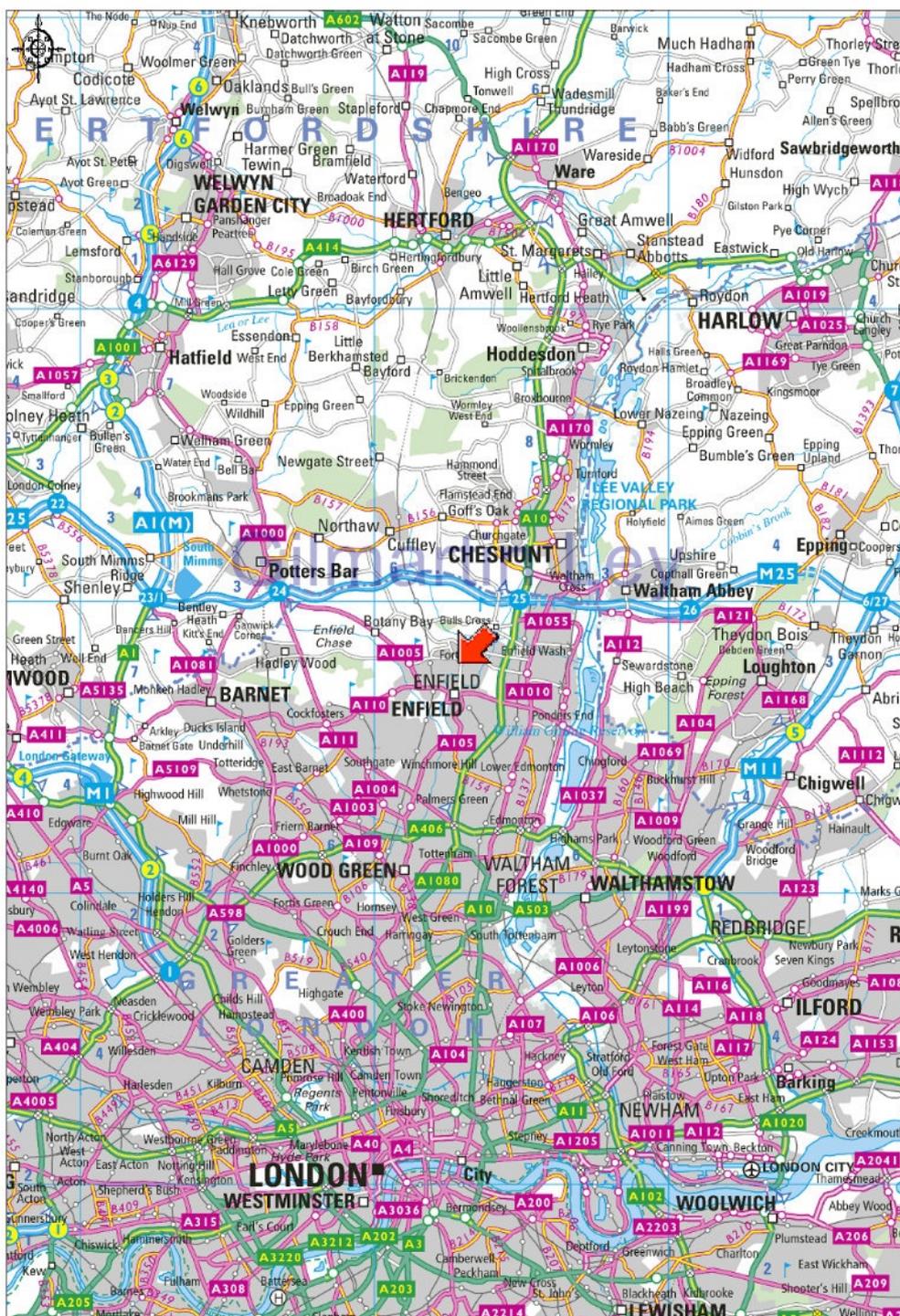


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