



GILMARTIN LEY

# Retail Shop (A1 Use) To Let - Edmonton N18

247 Fore Street,  
Edmonton,  
LONDON, N18 2TY



## Area

Net Internal Area: 95 sq.m. (1,026 sq.ft.)

## Rent

£16,000 per annum (approx.  
£1,333 monthly) subject to  
contract

## Property Description

The property comprises a mid terrace ground floor retail shop. The property has been extended to the rear and benefits from an office, kitchenette, toilet facilities and a utility room.

- > Prominent position on vibrant 'high street'
- > Forecourt display area circa 8 sq.m (86 sq.ft)
- > New lease available





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Accommodation	Area sq.m.	Area sq.ft.	Comments
Overall shop + ancilliary space	107.41	1156	

## Property Location

The property is situated on the west side of Fore Street, just south of Park Road. The North Circular Road (A406) is circa 0.15 miles south of the property. This part of Fore Street is a very busy and vibrant shopping thoroughfare, which feature a number of multiple retailers and blue chip covenants including; William Hill Bookmakers and Lloyds Pharmacy in the immediate vicinity for example.

Edmonton Green Railway Station is less than 0.5 miles to the north and Silver Street Railway station is a short walking distance (circa 0.15 miles) to the south, providing regular services to London Liverpool Street with a journey time of less than 30 minutes.

**2010 Rateable Value** £7300.00

**Estimated Rates Payable** £2270 per annum

**Service Charge p.a.** tbc

**Premium** None payable

**Terms** A new FRI lease on terms to 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/22538>  
ENERGY PERFORMANCE CERTIFICATE

**Last Updated:** 03 Sep 2014

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Our ref: 22538

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

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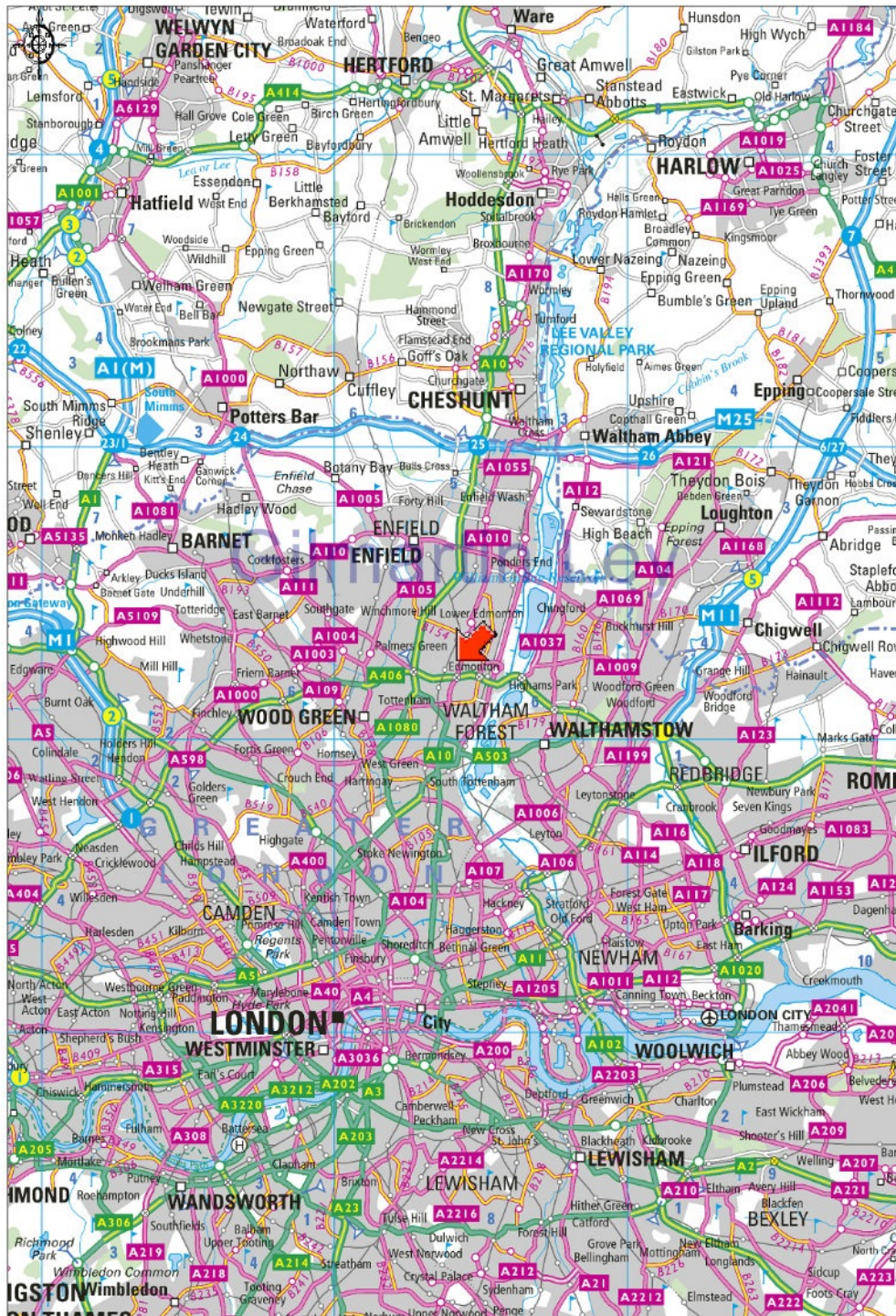
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