



GILMARTIN LEY

Prominent 'High Street' Shop / Office To Let - Southgate N14

Current use sui generis - suitable for a variety of uses

**54 Chase Side,
Southgate,
LONDON, N14 5PA**



Area

Net Internal Area: 95 sq.m. (1,024 sq.ft.)

Rent

£35,000 per annum (approx.
£2,917 monthly) subject to
contract



Property Description

Previously occupied by the Met Police as a community unit, this sui generis property has a shop front, offering excellent prominence and display potential.

The property is currently fitted as predominantly open plan, air conditioned offices, with a partitioned managers office.

In addition, the property has the benefit of a kitchen, WC and shower facilities and large changing room, which could be used for storage. The property has an additional access to the rear.

A plan showing the layout of the unit is available by signing in to our website.

- > Prominent position on vibrant 'high street'
- > Existing sui generis planning use
- > Air conditioning
- > Frosted glazed shop front
- > Next door to Tesco Express
- > Suitable for a number of alternative uses subject to planning
- > WCs, shower and changing facilities
- > Only 100 metres from Southgate London Underground Station (Piccadilly Line)



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Shop/Office	95.22	1024	

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 100 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 £0.00

Estimated Rates Payable £0 per annum

Service Charge p.a. Please note that the property has yet to be assessed for rates by the Valuation Office.

Premium nil

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

Legal Fees: Each party is to bear its 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/22673>
Energy Performance Certificate
Plan showing layout of unit

Last Updated: 09 Mar 2015

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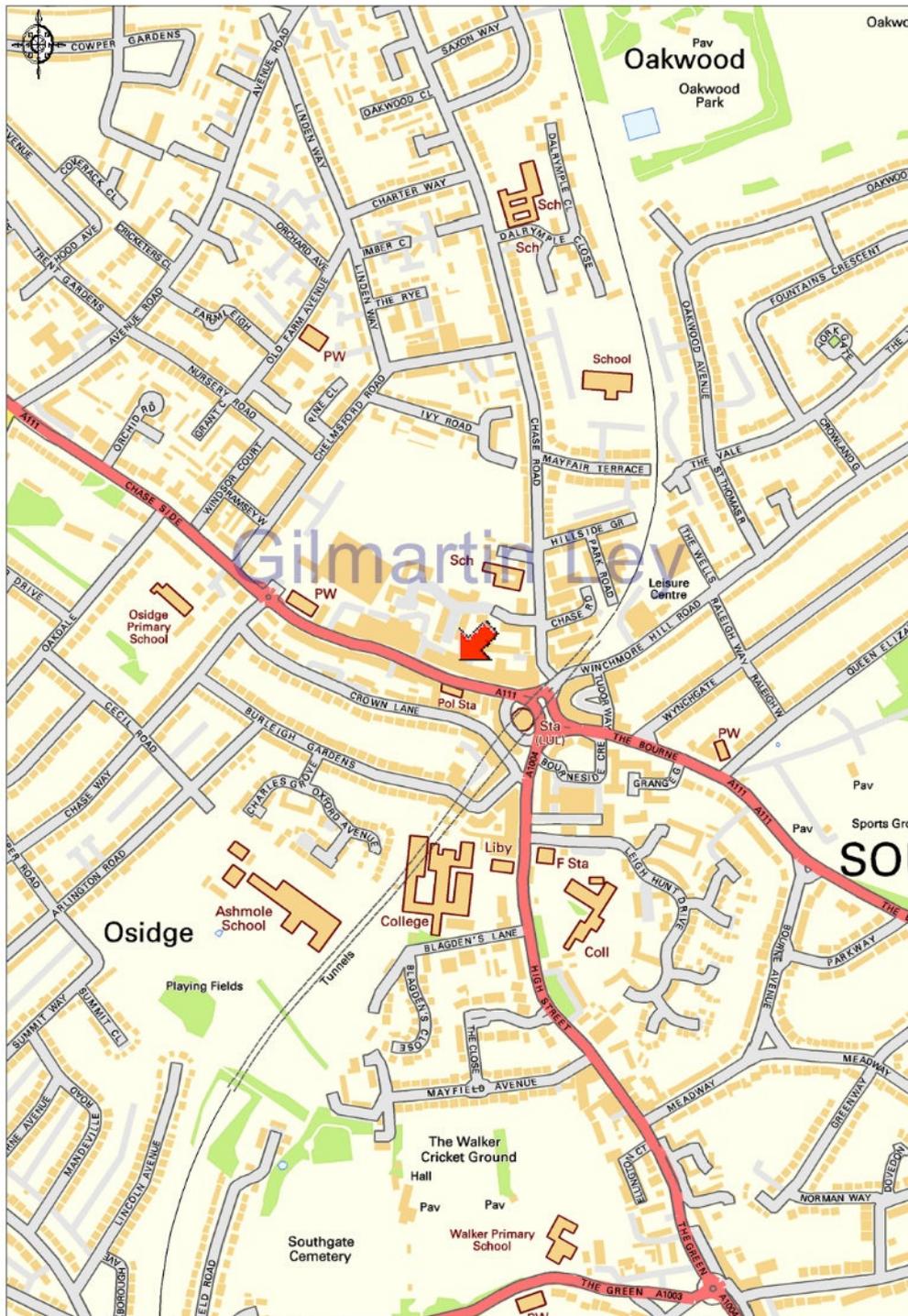


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Our ref: 22673

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

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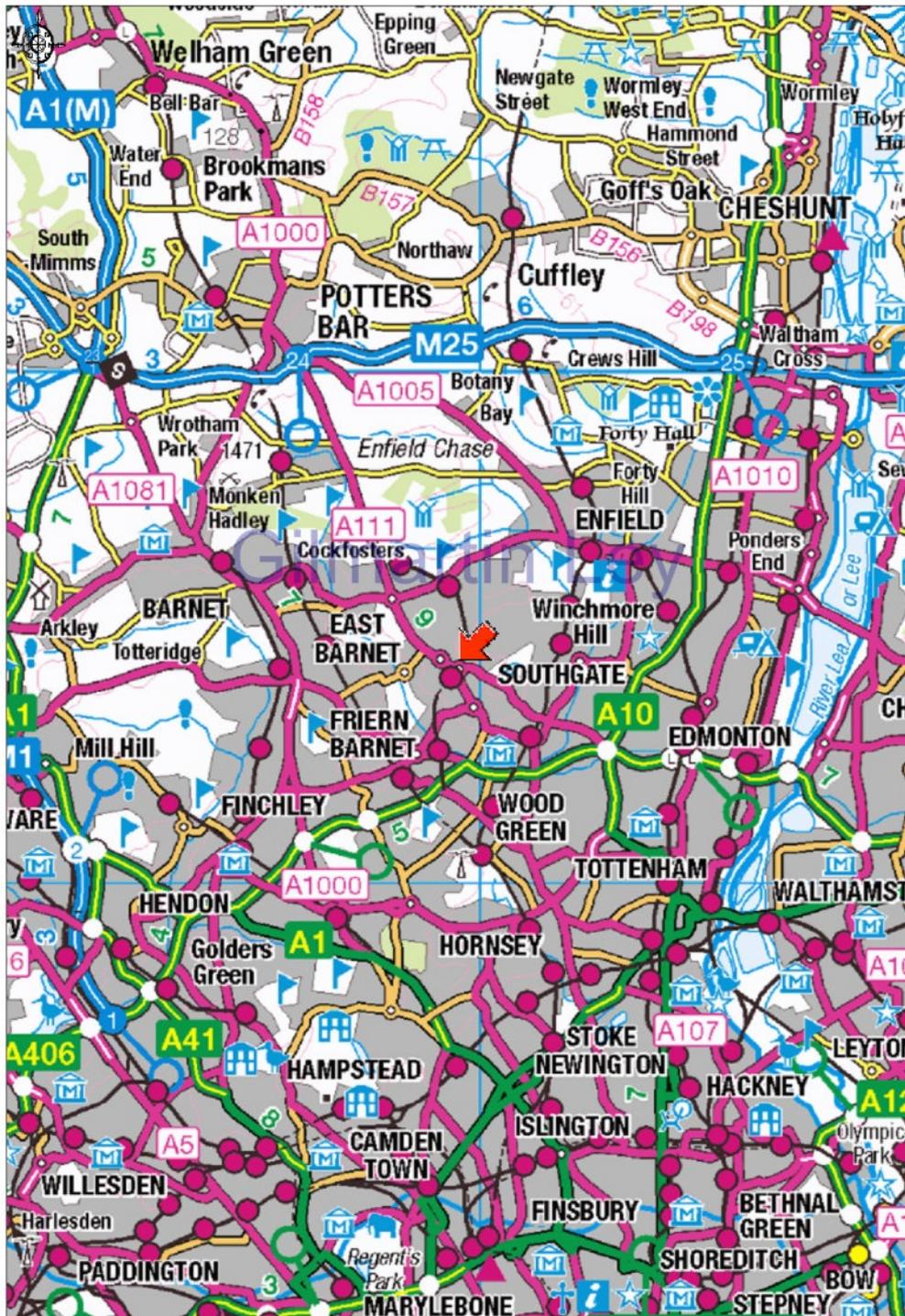


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