



Prominent Retail Shop To Let - Bush Hill Park, North London

A new lease available on flexible terms

GILMARTIN LEY

10 Bush Hill Parade
Bury Street West,
Bush Hill Park,
LONDON, N9 9JS



Area

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

Rent

£15,000 per annum (approx. £1,250 monthly) subject to contract

Property Description

The subject property comprises a mid terrace shop arranged over basement and ground floors.

The ground floor consists of a retail area with kitchen facilities to the rear. The lower ground floor, which is accessed from the rear yard / parking area provides basic storage with floor to ceiling height of approximately 1.85m and features WC facilities.

Externally, the property benefits from a generous rear yard / parking area.

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



Accommodation	Area sq.m.	Area sq.ft.	Comments
Shop	47.14	507	
Lower Ground Floor	16.61	178	



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Property Location

The property occupies a highly visible and prominent position in Bush Hill Parade, which is located within an affluent residential location less than 1.5 km (0.93 miles) from Winchmore Hill, Grange Park and Bush Hill Park Railway Stations. Bush Hill Parade is situated on the east side of Village Road (A105) at the intersection of Ridge Avenue, Bush Hill Road and Church Street.

The retailer occupiers in Bush Hill Parade include William Hill Bookmakers, Gregg's Bakers, Lords Builders & Decorators Merchants, an estate agents, independent hair salons, a funeral directors, a chemist, a convenience store and fish & chip takeaway restaurant. The occupiers in retail parade on the opposite side of Village Road (Avenue Parade) include Costcutter Supermarket, Dominos Pizza, a dry cleaners, Indian restaurant, cafe and a beauty salon.

The area is well served for communications, with a number of main bus routes providing frequent services past the subject property in addition to the close proximity of numerous railway stations.

2017 Rateable Value £6700.00

Estimated Rates Payable £0 per annum

Service Charge p.a. TBC

Premium Nil

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

Available for occupation in October 2015.

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/24174>
Energy Performance Certificate

Last Updated: 10 May 2022

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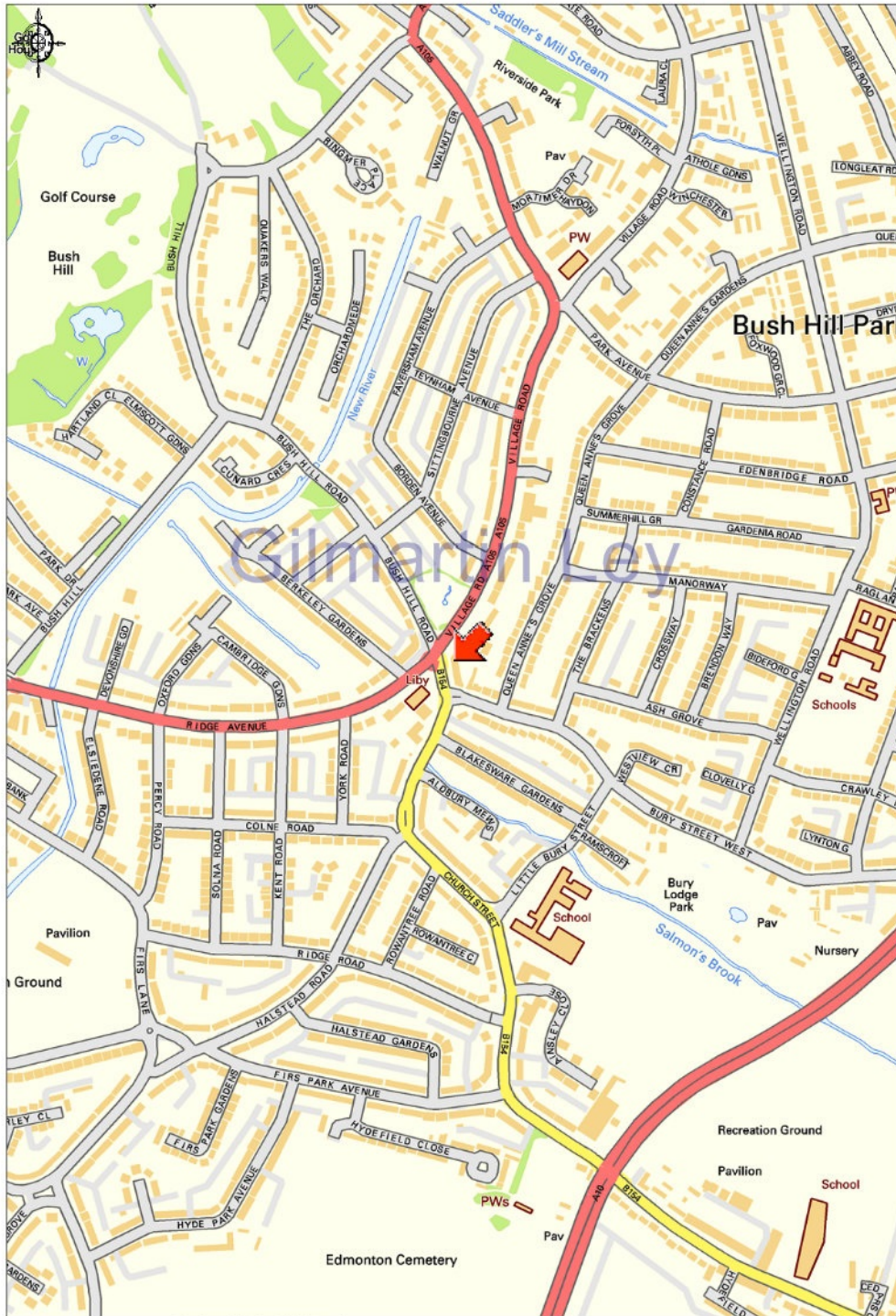


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Our ref: 24174

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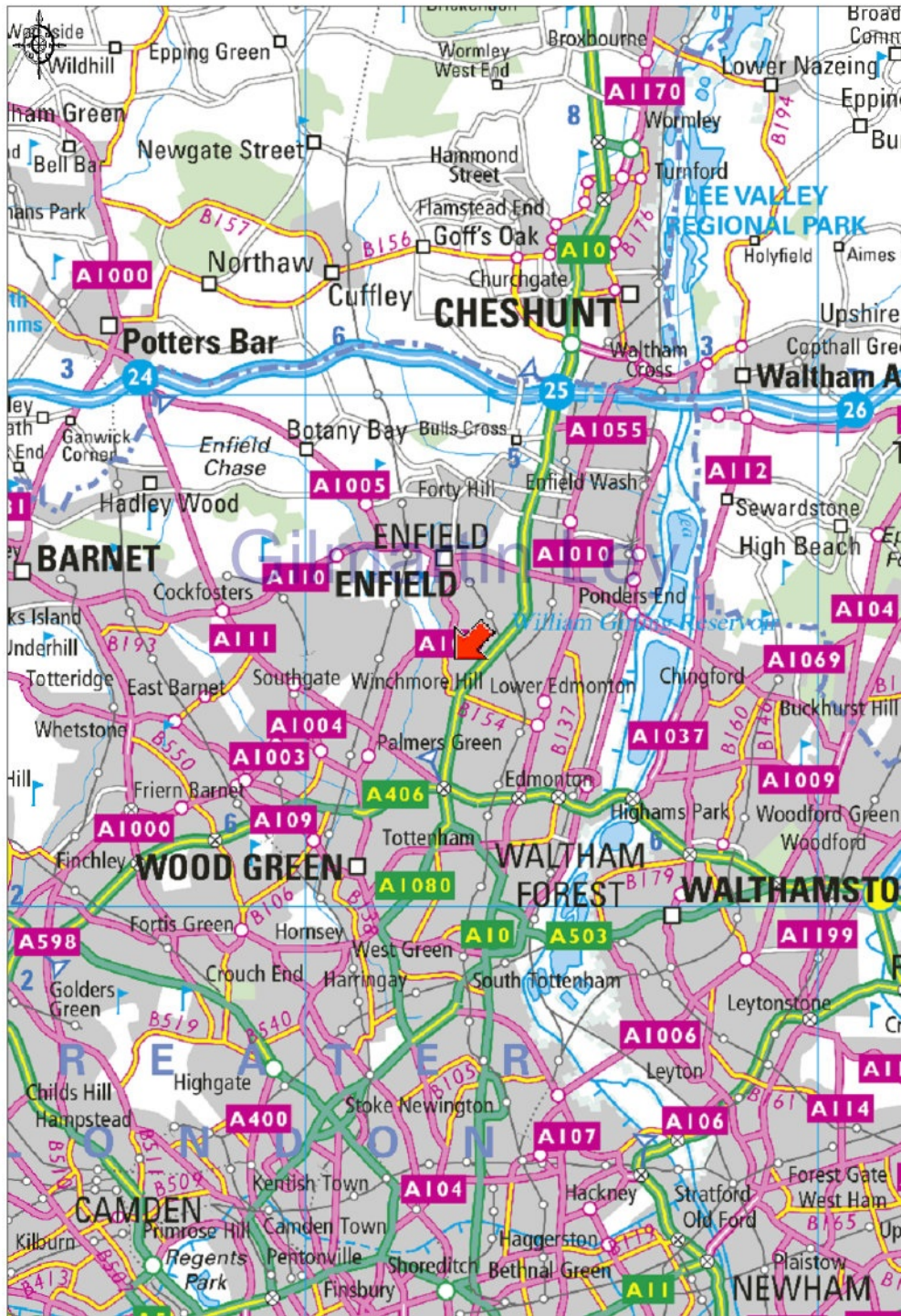


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