



Prominent Retail Unit With Generous Parking To Let - Enfield EN1

New lease available

GILMARTIN LEY

24 Fillebrook Avenue,

ENFIELD, EN1 3BB



Area

Net Internal Area: 57 sq.m. (611 sq.ft.)

Rent

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



Property Description

The property comprises a prominent local retail unit, which benefits from a return frontage.

Formerly operating as a hairdressing salon, the premises are fitted out to a good specification and are configured predominantly as clear, open plan space. In addition to the main retailing space there is a private treatment room, kitchen and WC facilities.

There are 4 allocated parking spaces and garage to the side of the property, accessed via adjoining cul-de-sac.

- > New lease available
- > Net internal area: 56.83 sq.m (612 sq.ft)
- > Garage: 12.01 sq.m (129 sq.ft)
- > Suitable for a number of alternative uses STPP
- > High quality fit-out
- > Generous parking provision (4 spaces)
- > Prominent position on the popular 'Willow Estate'
- > 1.0 km (0.6 miles) to Enfield Town Rail Station

Accommodation	Area sq.m.	Area sq.ft.	Comments
Retail unit	56.83	611	
Garage	12.01	129	



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Property Location

The property occupies a prominent position in a local parade of shops on the popular 'Willow Estate' in Enfield.

Occupiers within the parade include; a gym / personal training studio, convenience store, independent flooring retailer, hair salon and a dry cleaners.

Enfield is a high quality residential area with established shopping and excellent transport links.

Junction 25 of the M25 is located 3.0 km (1.87 miles) to the north and the Great Cambridge Road (A10) is only 0.8 km (0.5 miles) to the east.

Enfield Town Rail Station is approximately 1.0 km (0.6 miles) to the south of the property, which provides frequent direct services to Seven Sisters Station (Victoria Line) and London Liverpool Street Station.

2017 Rateable Value £6600.00

Estimated Rates Payable £0 per annum

Service Charge p.a. TBC

Premium n/a

Terms New fully repairing and insuring lease on flexible 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/27631>
Energy Performance Certificate

Last Updated: 23 Sep 2019

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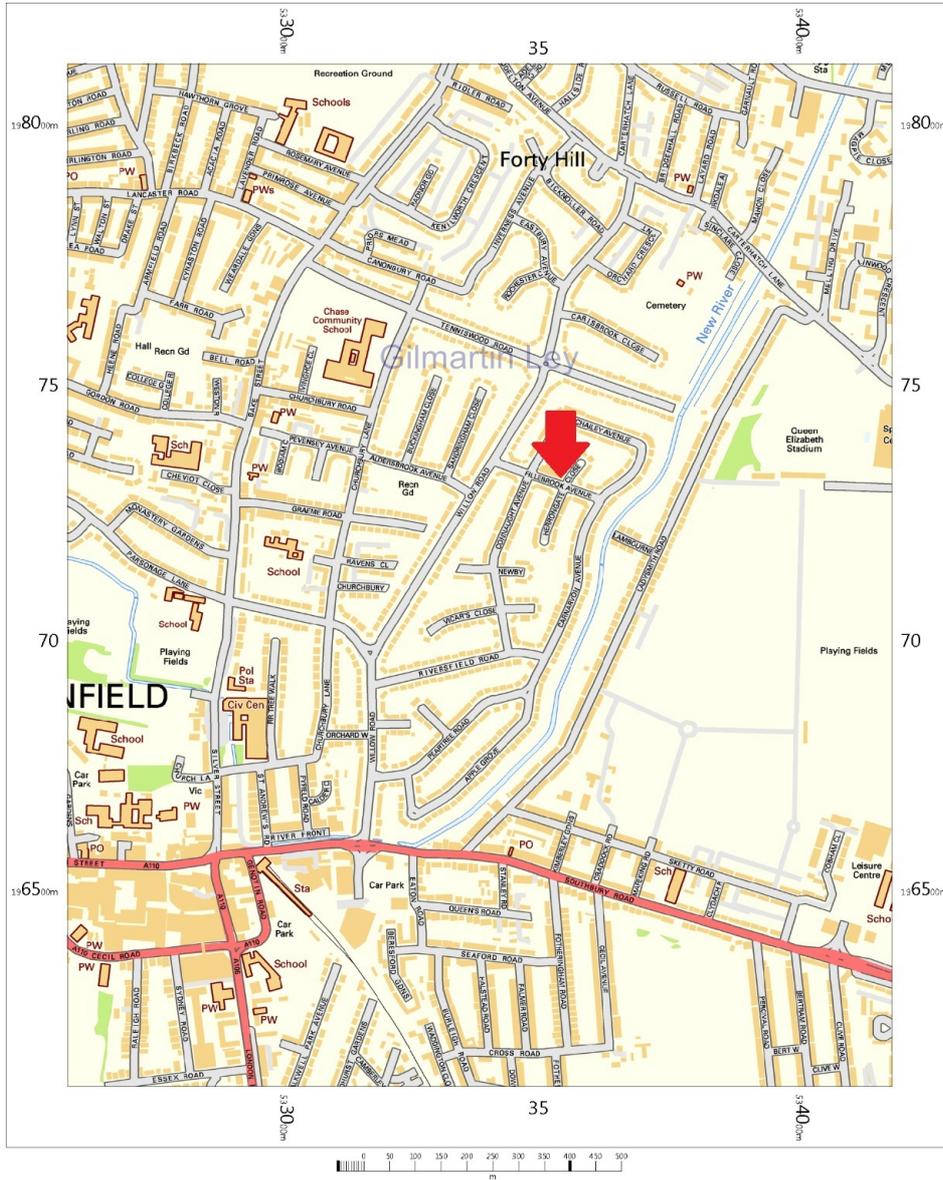


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OS Streetview
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Our ref: 27631

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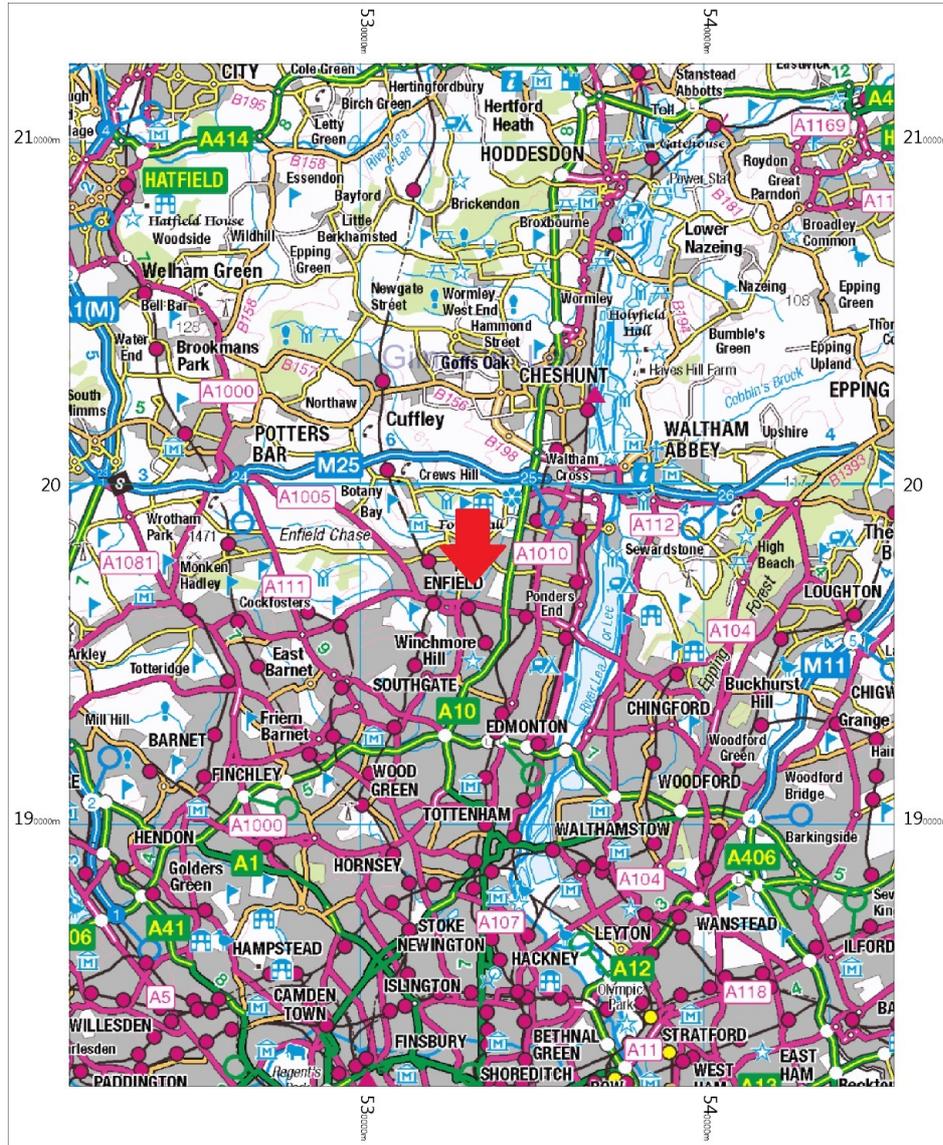


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