



# Shop with Basement To Let - Bush Hill Park EN1

Available on a new lease

GILMARTIN LEY

12 Queen Annes Place,  
Bush Hill Park,  
ENFIELD, EN1 2PT



### Area

Net Internal Area: 104 sq.m. (1,118 sq.ft.)

### Rent

£22,500 per annum (approx. £1,875 monthly) subject to contract



### Property Description

The property comprises an end of terrace lock up shop arranged over ground and basement floors.

The ground floor accommodation is predominantly open plan retail / sales space, with the benefit of two rear storage / office rooms, separate WC and an oversized lobby area to the two storage / office rooms, with a raised ceiling height ideally suited for additional storage.

The rectangular basement is accessed via an internal staircase and having a floor to ceiling height of 2.35m, is well suited for additional storage.

- > Prominent shop to let on a new lease
- > Busy local retail parade
- > Occupiers in the immediate vicinity include Sainsbury's, The Fitness Station, Costcutter and The Post Office
- > 1.2 kilometres (0.75 miles) from Enfield Town Centre
- > Excellent transport communications
- > Bush Hill Park Rail Station only 50 metres
- > A10 Great Cambridge Road only 0.4 kilometres (0.25 miles) to the east
- > M25 Motorway (Junction 25) less than 4.82 kilometres (3 miles) to the north

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	78.29	842	
Basement	25.61	275	



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## Property Location

The property is located at the end of the western terrace of Queen Annes Place, a busy secondary parade of shops located immediately adjacent to Bush Hill Park Rail Station. Local occupiers/businesses include Sainsbury's, The Fitness Station, Costcutter, The Post Office, a pharmacy, a nursery school, cafés, beauty salons and estate agents, amongst a variety of office occupiers situated in nearby purpose built office buildings.

Bush Hill Park Rail Station (London Overground) is 50m from the property, providing frequent services to Seven Sisters (Victoria Line) and London Liverpool Street in 12 minutes and 30 minutes respectively.

The property is situated 1.2 kilometres (0.75 miles) from Enfield Town centre and is well connected to the road network, with The Great Cambridge Road (A10) only 0.4 kilometres (0.25 miles) to the east of the property and the M25 Motorway (Junction 25) less than 4.82 kilometres (3 miles) to the north.

A number of bus routes serve the immediate vicinity also, with further links to Enfield Town, Tottenham Hale and Ponders End.

**2017 Rateable Value** £9100.00

**Estimated Rates Payable** £0 per annum

**Service Charge p.a.** TBC

**Premium** Nil

**Terms** Available on a new 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/28140>  
Energy Performance Certificate

**Last Updated:** 02 Aug 2021

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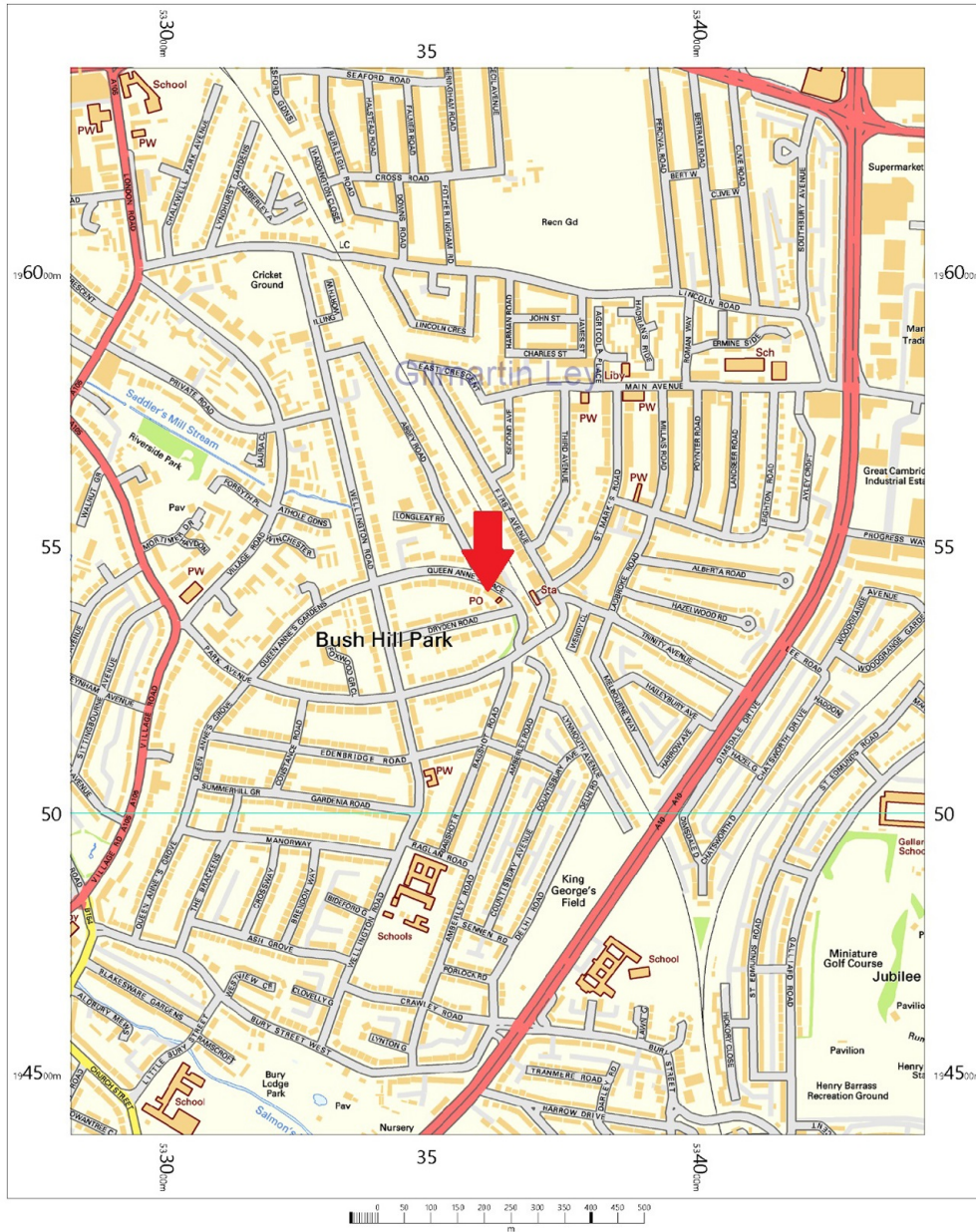


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12 Queen Annes Place, EN1 2PT



OS Streetview  
Thursday, February 20, 2020, ID: CM-00862126  
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Our ref: 28140

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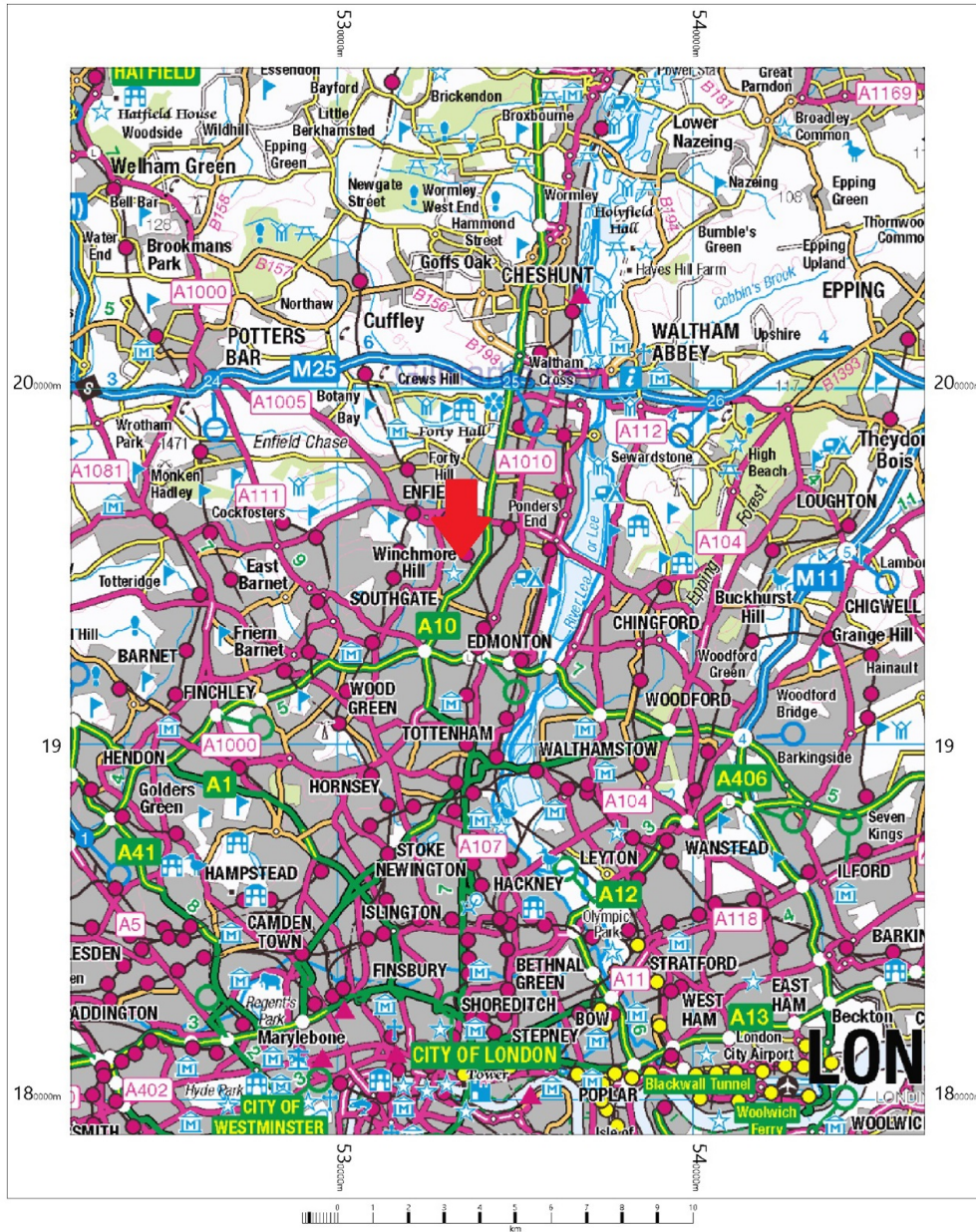


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OS 250k scale raster  
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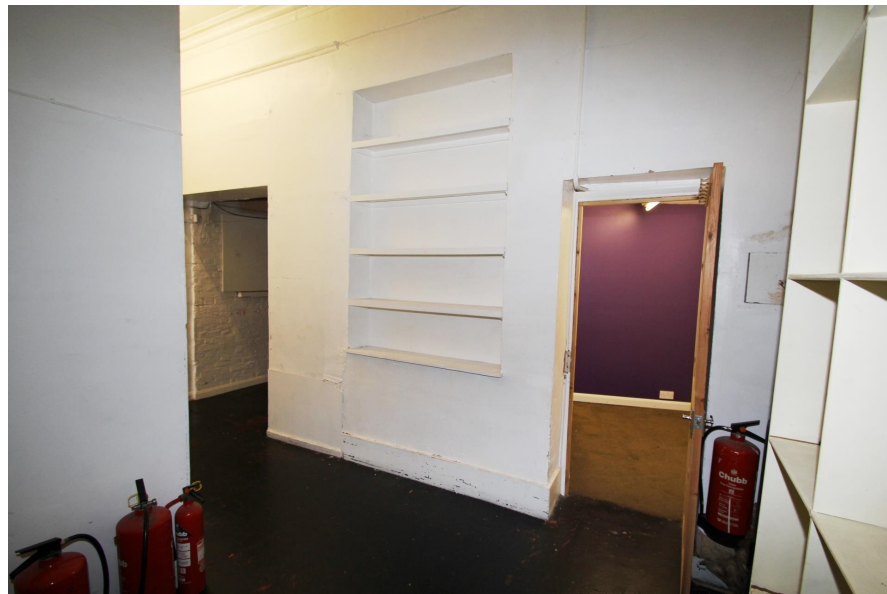
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