



GILMARTIN LEY

Former High Street Betting Shop Unit To Let - Southgate N14

Suitable for a variety of uses (STPP)

**47C Chase Side,
Southgate,
LONDON, N14 5BP**



Area

Net Internal Area: 84 sq.m. (900 sq.ft.)

Rent

£27,500 per annum (approx. £2,292 monthly) subject to contract



Property Description

The property comprises a ground floor retail unit which is configured to provide open plan retailing space, a staff room with kitchen area and separate staff & customer WCs. The unit was previously trading as a Ladbrokes bookmakers.

The property benefits from wooden flooring, air conditioning, rear access and integral electrically operated security shutters.

Key considerations:

- > Highly desirable North London location
- > New lease available
- > Net Internal Area: 83.64 (900 sq.ft)
- > Prominent ground floor unit suitable for a number of alternative uses STPP
- > Occupiers in the immediate vicinity include Tesco Express, WHSmith, Costa Coffee and KFC
- > 200m from Southgate Underground Station (Piccadilly Line)

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	83.64	900	



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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 south side of Chase Side (A111), within 200m of Southgate Underground Station (Piccadilly Line), just west of Southgate Circus and bus terminus. Travel time to Central London on public transport takes approximately 25 minutes.

Immediate occupiers include; Marks & Spencer, Asda, WHSmith, Boots, Pure Gym, Richer Sounds, Wilton Patisseries, Costa Coffee, McDonalds, Nandos, KFC and Greggs, as well as many other established independent retailers, restaurants, bars and public houses.

2017 Rateable Value £25000.00

Estimated Rates Payable £12000 per annum

Service Charge p.a. TBC

Premium nil

Terms Available to let on a new fully 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: <https://www.gilmartinley.co.uk/properties/29971>
Offer Requirements Document
Floorplan

Last Updated: 06 Jun 2022

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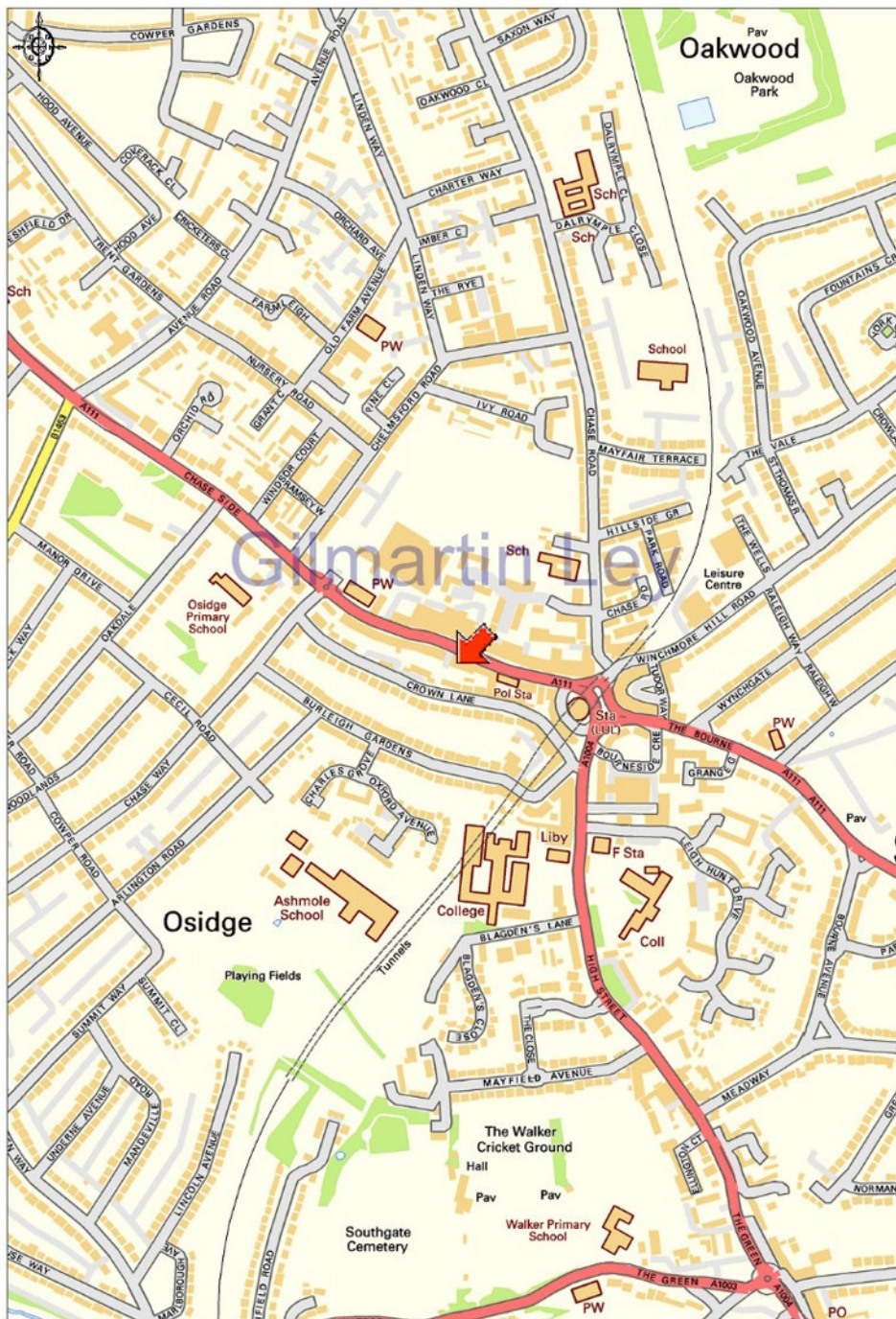


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Our ref: 29971

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

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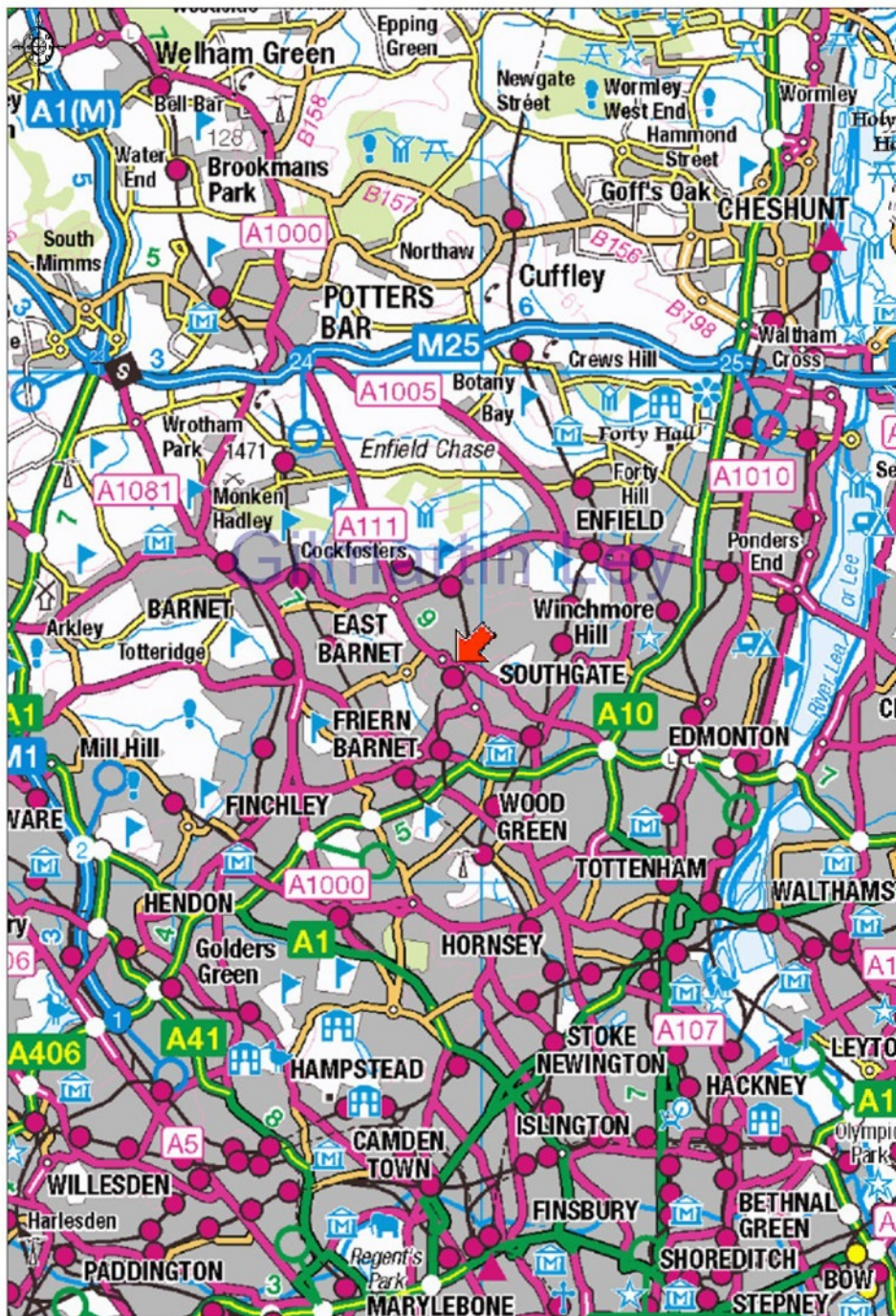


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