



GILMARTIN LEY

Shop To Let - Bush Hill Park EN1

A new lease available without premium

**19 Queen Anne's Place,
Bush Hill Park,
ENFIELD, EN1 2QB**



Area

Net Internal Area: 135 sq.m. (1,448 sq.ft.)

Rent

£30,000 per annum (approx. £2,500 monthly) subject to contract



Property Description

The property comprises a retail unit over ground and basement floors, formerly trading as a beauty salon with treatment rooms.

The Ground floor is currently configured as a reception / waiting area, 4 treatment rooms, kitchen, WC and additional rear office / staff room with glazed doors into the paved rear yard. There is pedestrian access from the rear yard onto the service road running behind Queen Anne's Place.

Within the basement are 5 further treatment rooms, store rooms and cloakroom, with access via internal staircases to the front and the rear of the ground floor unit.

The unit is of good condition throughout and benefits from spot lighting, air conditioning, glazed frontage and central heating.

The unit may be suitable for a variety of alternative uses (STPP).

Key considerations

- > A new lease available without a premium
- > Popular secondary parade within an affluent and desirable North London location
- > suitable for a variety of uses (STPP)
- > Local occupiers include The Post Office, Sainsburys, Bright Horizons nursery and Haywards Pharmacy
- > Excellent communications via road and public transport
- > 50m to Bush Hill Park Station (London Underground)
- > 0.75km to Enfield Town centre
- > A10 and M25 within 0.4km and 4.8km respectively.

<https://www.gilmartinley.co.uk/properties/to-rent/shops/bush-hill-park/enfield/en1/31561>

Our ref: 31561

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

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Accommodation

Net Internal Area: 135 sq.m. (1,448 sq.ft.)

Floor	Area sq.m.	Area sq.ft.	Description and comments
Ground	85.09	915	
Basement	49.48	532	

Property Location

The property is located at the end of the eastern terrace of Queen Anne's 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, Stantons Coffee, The Post Office, Haywards pharmacy, Bright Horizons nursery school, cafes, 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.

2023 Rateable Value £12750.00

Estimated Rates Payable £1530 per annum

Service Charge p.a. TBC

Premium Nil

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

Legal Fees: Not defined

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/31561>
Floorplans
Offer Requirements Document

Last Updated: 26 Apr 2024

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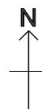
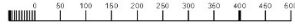
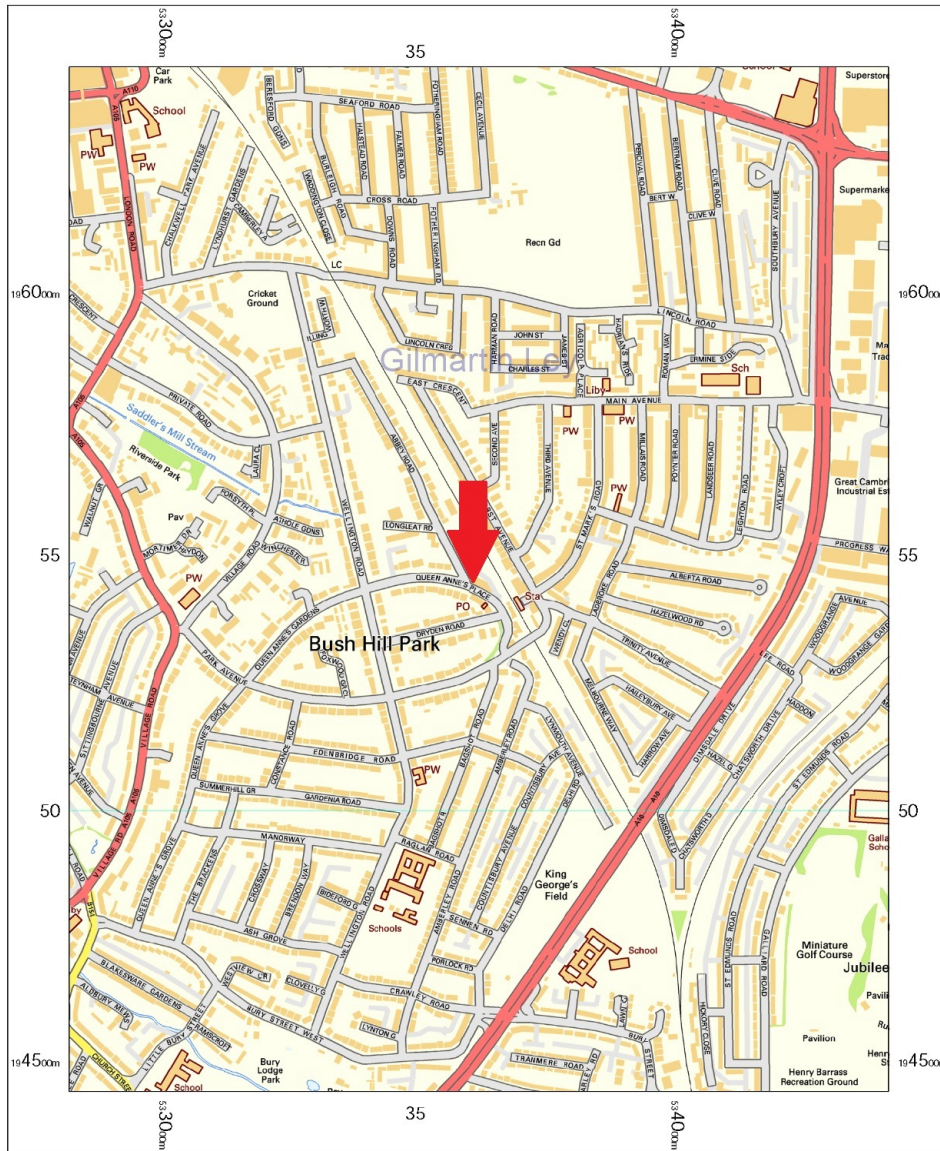


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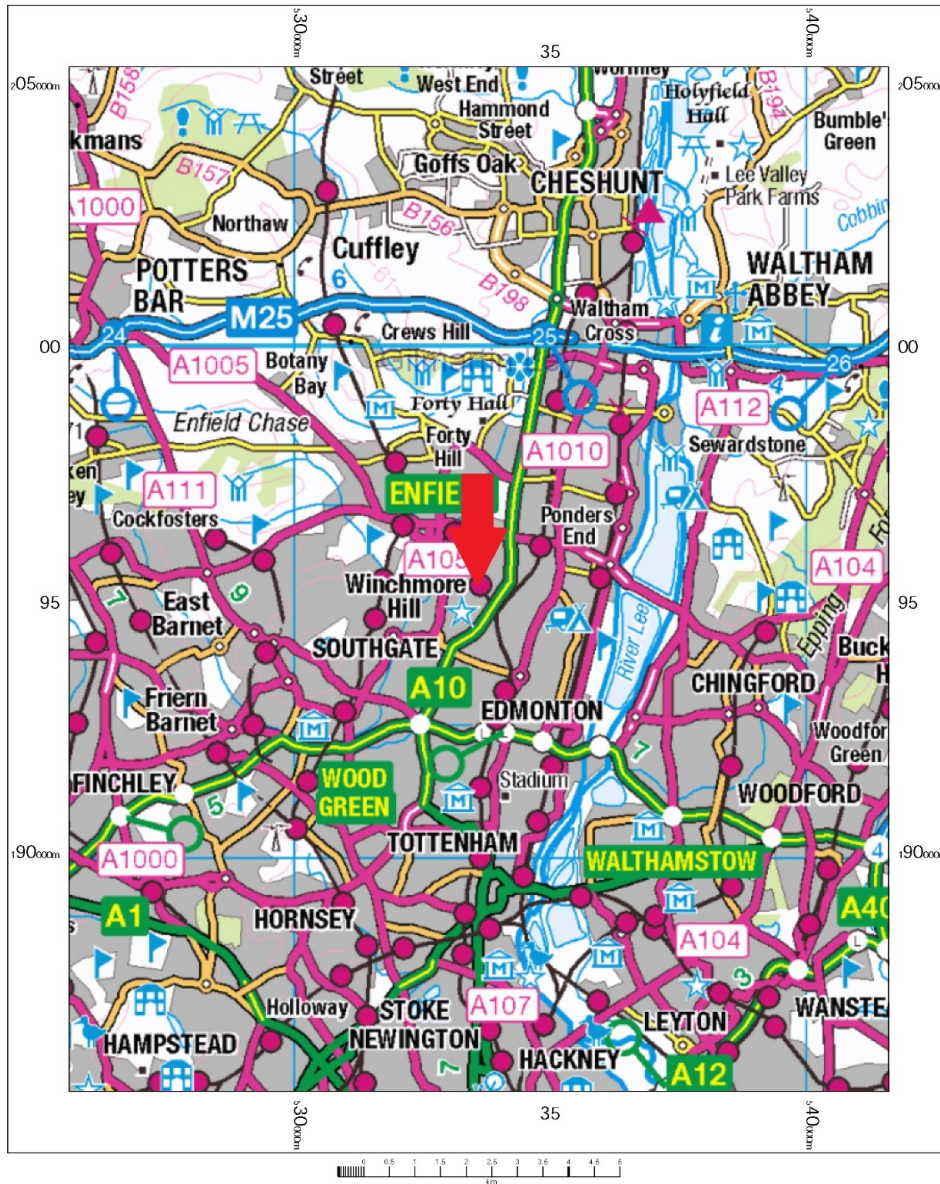


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