



Stephen James
Properties LLP

PROMINENT MAIN ROAD POSITION
LOCK-UP SHOP/A2 OFFICE
TO LET

59 SOUTHBURY ROAD, ENFIELD, EN1 1PJ

671 SQFT (62.4m²)



Stephen James Properties LLP, Unit 1, Martinbridge Estate, Lincoln Road, Enfield, EN1 1SP
Tel: 020 8344 0980 mail: info@sjproperties.co.uk

Stephen James Properties LLP is a limited liability partnership registered in England and Wales, registered number OC 360953.
Registered Office: Russell Bedford House, City Forum, 250 City Road, London EC1V 2QQ



Location

The property occupies a prominent position on south side of Southbury Road, at the junction of Eaton Road. Enfield Town centre is less than a quarter of a mile to the west, with the PalacExchange Shopping Centre providing 160,000 sq. ft. of modern retail space.

Enfield Town (WAGN) Station is also less than a quarter of a mile away with connections to Seven Sisters (Victoria Line) Underground and Liverpool Street Stations. Junction 25 of the M25 is approximately three miles to the north via the Great Cambridge Road (A10).

Description

The premises comprise a ground floor lock-up shop/A2 office currently occupied as a residential letting agent. The property is in excellent condition and would suit another A2 office use or a retail use. The main front office provides open plan space with a further office/staff area to the rear leading to male and female WCs.

Floor Areas

All floor areas are approximate only:-

Gross frontage	6.32m (20'5)
Return frontage	7.95m (23'0)
Internal width	5.6m (18'4)
Built depth	14.84 (48'8')

Total floor area 62.4m² (671 sqft)





Amenities

- A2 office use and A1 retail use
- Excellent decorative condition
- Comfort cooling
- Modern fully glazed frontage (with return to Eaton Road)
- Alarm (not tested)
- Cat 5 cabling (not tested)

Lease

A new full repairing and insuring lease for a term by arrangement, subject to periodic upward only rent reviews.

Rent

£15,000 per annum exclusive.

Premium

Nil.

EPC

To be provided

Legal Costs

Each party will bear their own legal costs.

Viewing

Strictly by appointment with Sole Agent, Stephen James Properties LLP

Contact: Jeremy Dangerfield 020 8344 0980 / 07775 625 674

Jeremy@sjproperties.co.uk

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