

LOCK UP SHOP FOR SALE / TO LET

5 SILVER STREET, ENFIELD, EN1 3EF



Location

The premises occupy a highly prominent position in the centre of Enfield at the junction of Silver Street, Southbury Road and The Town. The property adjoins Lloyds Bank and other multiple occupiers in the immediate area include, Foxtons, Pizza Express, Virgin Money and Rodizio Preto. The Civic Centre is less than 200m away and provides a constant footfall past the premises.

Misrepresentation Act: Whilst every care is taken in the preparation of these particulars, SJ Properties LLP and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority or warranty in relation to the property.

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 OC360953. VAT No: 113 0446 66
Registered Office: Russell Bedford House, City Forum, 250 City Road, London, EC1V 2QQ.

Description

The property comprises a lock up retail / A2 unit within a new mixed use development. The previous tenant undertook a complete fit out to provide a combination of open plan retail space and individual consulting rooms/offices. There is a private, gated car park at the rear of the property and one space is included with the premises.



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Floor Areas

All floor areas and dimensions are approximate only:

Gross Frontage	22'0	(6.75m)
Internal Width	20'10	(6.4m)
Built Depth	48'9	(14.9m)
Total Floor Area	1025sqft	(95.26m²)

Terms

Virtual freehold sale (a new 999 year lease subject to a peppercorn ground rent).

Price £600,000

Alternatively;

A new effective full repairing and insuring lease for a term by arrangement, subject to periodic, upward only rent reviews, at a commencing rent of £35,000 per annum exclusive

VAT

The property is elected for VAT. VAT will be chargeable on the sale price or rent.

Legal Costs

Each party will bear their own legal costs.

Viewing

Strictly by appointment with Sole Agents, Stephen James Properties LLP

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