

PROMINENT NEW RETAIL / A2 PREMISES

TO LET (May sell)

950 sqft (88.5m²)

3 SILVER STREET, ENFIELD, EN1 3EF



(Computer generated image)

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 Chimichanga. The Civic Centre is less than 200m away and provides a constant footfall past the premises.

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Description

The property comprises a lock up retail / A2 unit within a new mixed use development. The premises are offered in shell condition with capped services and shopfronts installed.

Floor Areas All floor areas and dimensions are approximate only:

Gross Frontage	24'6	(7.55m)
Internal Width	22'9	(7.0m)
Built Depth	46'3	(14.1m)
Total Floor Area	952sqft	(88.5m ²)

Lease

New effective full repairing and insuring lease will be granted for a term by arrangement, subject to periodic, upward only rent reviews.

Rent

£40,000 per annum exclusive.

Alternatively, consideration may be given to a sale of the virtual freehold interest (999 year lease at a peppercorn ground rent. Terms on application.

Planning

The premises benefit from open A1 and A2 consent.

Rates

Interested parties should make their own enquiries to the Valuation Office Agency (www.voa.gov.uk)

EPC

To be provided.

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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