



UPON BEHALF OF THE
LONDON BOROUGH OF ENFIELD

TO LET UPON A NEW LEASE TERMS

RETAIL PREMISES (A1/A2 USE)

Gross Internal Area 495ft² (46.03m²)

216 BAKER STREET, ENFIELD, EN1 3JY



LOCATION

The property occupies a good secondary trading location fronting onto Baker Street, which is a busy local thoroughfare, being within one mile of Enfield Town Centre. Customer car parking is available to the service road running in front.

The premises form part of a well established parade and is suitable for a variety A1/A2 uses, subject to non-conflicting trade with other occupiers within the parade and landlords consent. **Our clients instructions are that A3/A5 uses will not be considered.**

DESCRIPTION

The shop is arranged on ground floor level with the following approximate dimensions:

Net Frontage	13'10" (4.21m)
Built Depth (Internal)	37'1" (11.30m)
Gross Internal Area	495ft² (46.03m²)

TERMS

The property is offered to let upon a new lease for a term to be agreed, at a commencing rent of £9,700 per annum. The lease is to be granted outside the provisions of the Landlord and Tenant Act 1954, with a landlord's option to break at any time subject to 6 months prior written notice.

PLANNING & RATING

The property is situated within the London Borough of Enfield – Interested parties are advised to make their own planning enquiries with the Local Authority – 020 8379 3000.

The current Rateable value for these premises is £6,600.00

EPC

Current rating Band E.

LEGAL COSTS

The ingoing lessee is to bear the Council's reasonable legal costs estimated to be in the sum of £750.

VIEWING

Spencer Craig Partnership, Fiscal House,
76 Station Way, Buckhurst Hill, Essex IG9 6LL **Tel 020 8498 9292**

All measurements provided are approximate and given solely as a guide and should be verified by the ingoing tenant or their representatives as to their accuracy.



These Particulars do not constitute an offer or contract. We have not tested any of the services referred to in these particulars. Applicants should satisfy themselves as to the correctness of the details including as to whether VAT is payable on rents, prices, or premiums.

