



UPON BEHALF OF THE  
LONDON BOROUGH OF ENFIELD

**TO LET UPON NEW LEASE TERMS  
RETAIL PREMISES/OFFICES**

Gross Internal Area 682 ft<sup>2</sup> (63.3 m<sup>2</sup>)

**281 BRETENHAM ROAD,  
EDMONTON, N18 2HF**



**LOCATION** The premises are located within a neighbourhood shopping parade, comprising six shops within a densely populated residential area, close to Craig Park. **Our clients instructions are that A3/A4/A5 uses will not be considered.**

**DESCRIPTION** The property comprises a ground floor lock up shop, which has been used as offices, being suitable for a variety of A1 uses (subject to non conflicting trade with existing occupiers within the parade, together with freeholders and planning consents).

Existing users include a Grocers/Off License, Bakery & Launderette.

**RENT** The premises are available to let on a new full repairing and insuring lease, for a term to be agreed, at a commencing rental of £8,500.00 per annum exclusive. The Lease is to be granted outside the provisions of the Landlord & Tenant Act 1954 with a Landlords option to break at any time subject to six months prior written notice.

**PLANNING & RATING** The property is located within the London Borough of Enfield, interested parties are advised to make their own planning enquiries to the Local Authority – 020 8379 1000.

The current Rateable value for these premises is £6,000.00

**LEGAL COSTS** The Council's legal costs to be borne by the ingoing tenant in the sum of £650.

**EPC** Band D (copy on request)

**VIEWING** Strictly by appointment with the councils appointed agents:

Spencer Craig Partnership,  
Fiscal House, 76 Station Way,  
Buckhurst Hill, Essex IG9 6LL

**Tel: 020 8498 9292**

**Email: [info@spencercraig.com](mailto:info@spencercraig.com)**

**NB. All measurements provided are approximate and given solely as a guide and should be verified by the Ingoing tenant or their representative 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.

