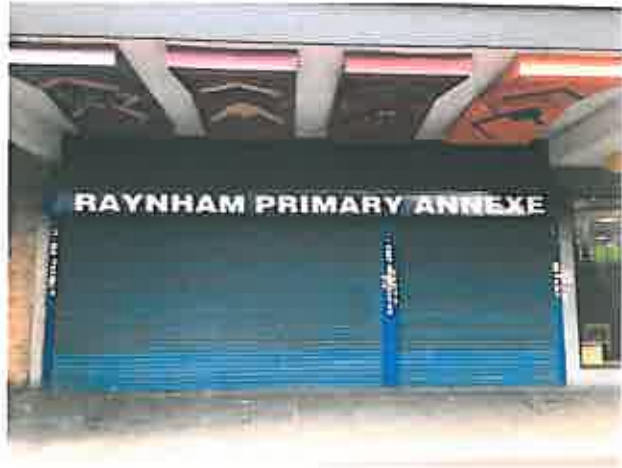




ON BEHALF OF THE  
LONDON BOROUGH OF ENFIELD

**A1 PREMISES**  
Gross Internal area Approx  
163.60m2  
(1,761 sq.ft).

**107 FORE STREET, EDMONTON,**  
**N18 2XF**



<b>LOCATION</b>	The property forms part of the popular Angel shopping area fronting onto Fore Street, being in close proximity to a number of multiple retailers including Tesco, Superdrug, Peacocks, Carphone Warehouse and many others.
<b>DESCRIPTION</b>	<p>The property is arranged on ground floor level with open floor area and partitioned offices along with separate kitchen and toilet facilities</p> <p>The property is suitable for a variety of retail uses subject to Landlords consent being granted. Such use is not to conflict with other existing occupiers within the parade. <b>A3 or A5 use will not be considered</b></p>
<b>RENT/LEASE TERMS</b>	The premises are to let on a new lease for a term to be agreed, at a commencing rental of £34,000.00 per annum exclusive. The lease is to be granted outside the provisions of the Landlord and Tenant Act 1954 with a Landlords option to break at any time after five years subject to 12 months prior written notice.
<b>PLANNING &amp; RATING</b>	<p>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</p> <p>The current Rateable value for these premises is £26,250.00</p> <p>All mains services, including gas, water and electricity are connected to the premises, but these have not been tested nor has any plant been tested.</p>
<b>LEGAL COSTS</b>	To be borne by the ingoing tenant
<b>EPC</b>	Band D – copy available upon request
<b>VIEWING</b>	<b>By prior appointment with</b>

**Spencer Craig Partnership**  
Tel No. 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 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.

