



**UPON BEHALF OF THE
LONDON BOROUGH OF ENFIELD
TO LET UPON NEW LEASE TERMS
RETAIL PREMISES (A1 USE)**

Gross Internal Area 1,132ft²
(105.13m²)

**322 HERTFORD ROAD,
EDMONTON, N9 7HB**



- LOCATION** The property fronts onto the busy A1010 Hertford Road, close to the junction with St Josephs Road, approximately half a mile to the north of Edmonton Green.
- The premises comprise a ground floor lock up shop with ancillary stores, 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 grocers, off license and hairdressers. Our clients instruct that **A3/A5 uses will not be considered.**
- DESCRIPTION** The shop is arranged on ground floor level with the following approximate dimensions:
- Sales area: 795 ft2 (73.85m2) Gross Internal: 1,132 ft2 (105.13m2)**
- TERMS:** The property is offered to let upon new lease terms to be agreed, at a commencing rental of £11,000 per annum. 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 with 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 £10,000.00.
- EPC** Band E (copy upon request)
- LEGAL COSTS** The ingoing lessee is to bear the Council's reasonable level costs, estimated to be in the sum of £650.
- 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**
- 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.

