

'E' CLASS COMMERCIAL UNIT TO LET - SUITABLE FOR A VARIETY OF OCCUPIERS

46 CHURCH STREET, ENFIELD, EN2 6AZ
885 SQ.FT (82.22 M²)



Key Features

- Prominent Frontage with High Visibility and Footfall
- Notable High Street Names Nearby
- Rear Service Road for Loading and Unloading
- Rear Access
- Suspended Ceiling
- LED Lighting
- Electric Roller Shutters

Viewing

Strictly by prior appointment with letting agents Taylor Freeman Kataria.

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Location

The premises is located on Church Street (A110) at the southern end of the Palace garden Shopping Centre. The road boasts many High Street names to include Nationwide, Subway, Ladbrokes, Percy Ingle, Nandos and EE. Enfield Town Railway Station is in close proximity to the property, approximately 5 minutes walk to the East.

Accommodation

Ground floor retail unit with kitchen, office and rear access. Approximate areas and dimensions are as follows on a Net Internal (NI) basis:

Retail Width	11' 10" (3.61 m)
Widening To	16' 3" (4.95 m)
Total	885 sq.ft (82.22 m ²)

Lease Terms

The premises is offered by way of a new Full Repairing and Insuring Lease for a term to be agreed.

Rent

£32,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

Rates

Rateable Value	£35,000
UBR 2020/21	51.2p
Rates Payable	£17,920
Interested parties are advised to verify these figures with Enfield Council on 020 8379 1000.	

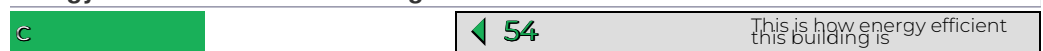
VAT

Value Added Tax is applicable in respect of this transaction.

Service Charge

A service charge is applicable in respect of this property. Further details available on request.

Energy Performance Asset Rating



Legal Costs

Each party to bear their own legal costs.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.