

Prime Shop to Let

ENFIELD

37 The Town

Prominent corner location

Location

The property is located on a prominent corner position at the junction with London Road and The Town. Multiple National retailers located close by include Pizza Express, HSBC, Nando's, Ryman, H&M and Boots Opticians.

An extract from the street plan is attached upon which the property has been highlighted.

Accommodation

The property is arranged over ground floor only comprising the following approximate net internal floor areas:-

Ground Floor	2,128 sq ft	198 sq m
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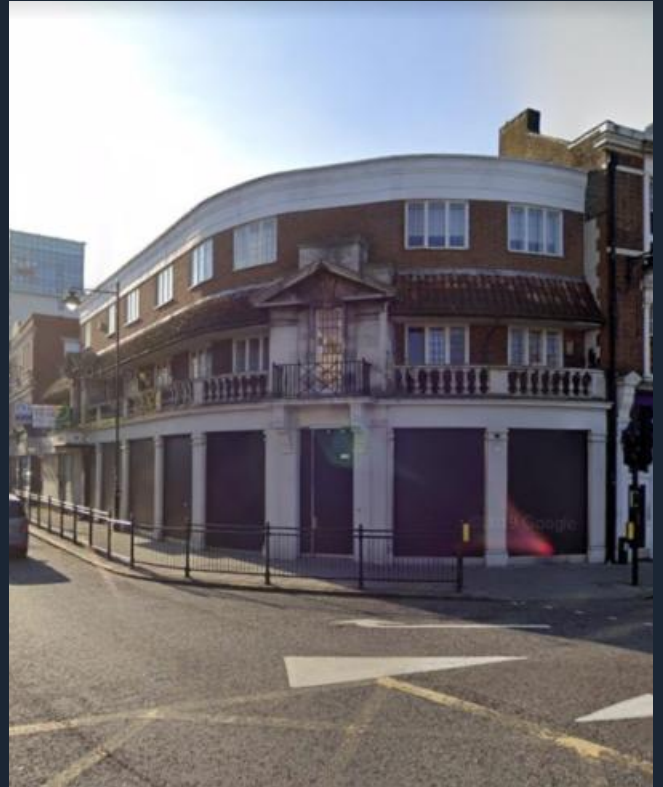
Lease

The property is available by way of an assignment of an existing full repairing and insuring lease expiring on 14th May 2027. The rent is subject to review on the 15th May 2022.

Incentives are available to ingoing tenants. Further details available on request.

Rent

Available upon request.



Rates

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£50,000
UBR (2023/2024)	£0.512
Rates Payable	£25,600

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

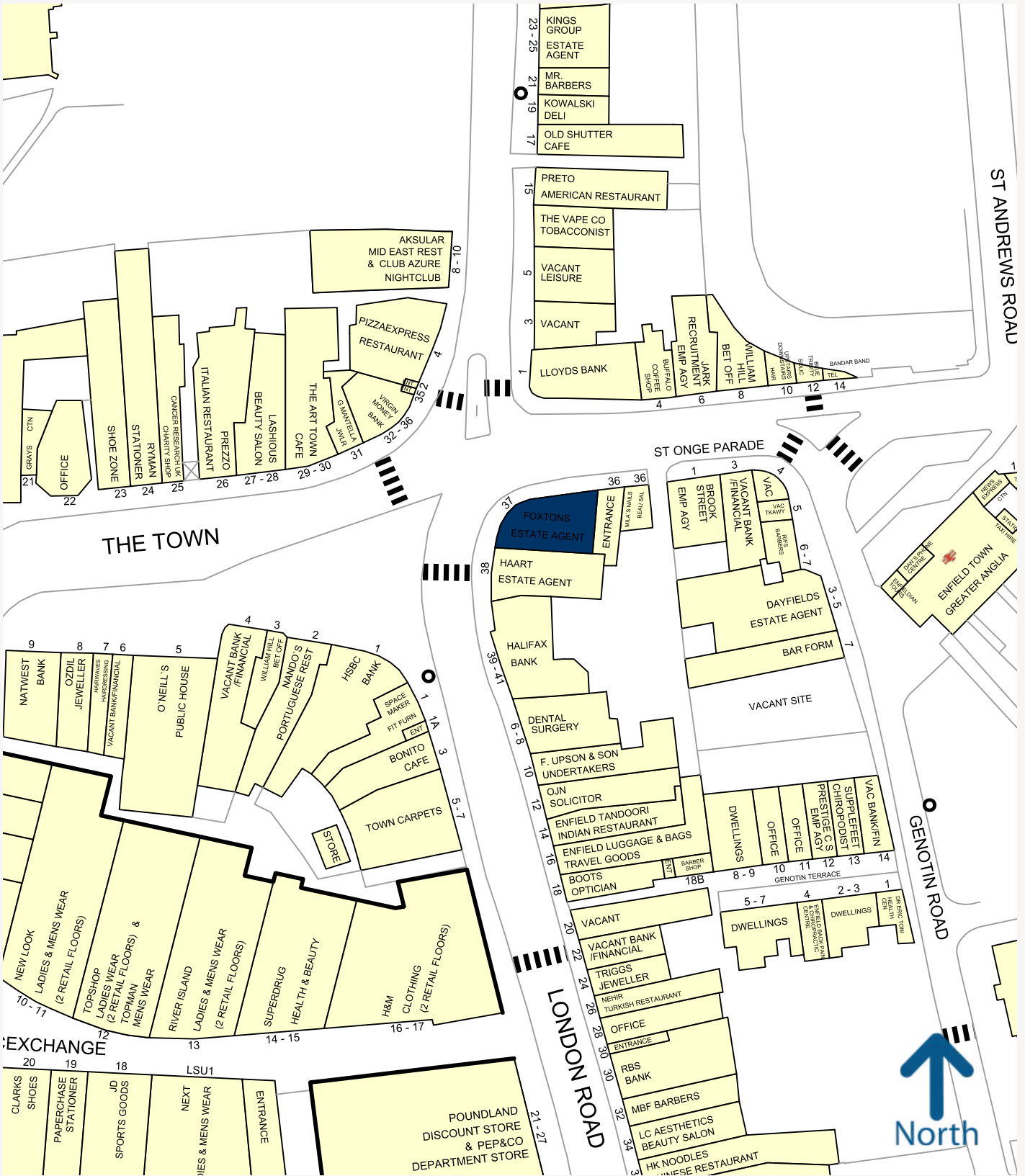
Available upon request.

Viewing

All viewings are strictly by prior appointment.
For further information or arrangements to inspect please contact:

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020 7016 5340





Prime⁺ Retail

primeretailproperty.com

For more information contact:
020 7016 5340

Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.