

All enquiries to:

T: 020 8498 9292

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W: [www.spencercraig.com](http://www.spencercraig.com)

**ON BEHALF OF ENFIELD COUNCIL**

**FORTHCOMING RETAIL DEVELOPMENT**

**SHOP UNITS SUITABLE FOR CLASS E USE (CATERING / TAKEAWAY EXCLUDED)**

**SIZES FROM 600 SQ.FT – 1,200 SQ.FT (APPROX)**

**NEW LEASE AVAILABLE**

**SOUTH STREET, PONDERS END, ENFIELD**

**PRELIMINARY DETAILS**



**(DEVELOPEERS CGI IMAGE – FOR REFERENCE ONLY)**

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|------------------------------|--|
| <b>LOCATION</b>              | <p>These two adjoining retail parades are located within close proximity of Ponders End Station and form part of the ongoing Alma Estate Regeneration.</p> <p>The local area is densely populated with the entire Alma Estate Regeneration providing over 1,000 new homes surrounding these commercial units.</p>  |
| <b>DESCRIPTION</b>           | <p>Situated at ground floor with frontage onto South Street, these two parades, which are currently under construction, will offer commercial / retail units of varying sizes from 600 sq.ft – 1,200 sq.ft approximately. Correct sizes will be confirmed post-construction.</p> <p>The units will be offered in shell and core condition with incoming main electric and water services plus connection to the buildings communal heating system. Further details are available upon request.</p> |
| <b>TERMS &amp; RENT</b>      | <p>The premises are available on a new lease for a term by negotiation.</p> <p>Rent upon application.</p>  |
| <b>PLANNING &amp; RATING</b> | <p>The property is situated within the London Borough of Enfield.</p> <p>Interested parties are advised to make their own planning enquiries with the Local Authority – 020 8379 3000.</p> <p>The properties are not yet assessed for Rating.</p>  |
| <b>EPC</b>                   | <p>To be assessed.</p>   |
| <b>LEGAL COSTS</b>           | <p>The ingoing lessee is to bear the Council's reasonable legal costs.</p>   |
| <b>VIEWING</b>               | <p>Strictly by appointment once construction is complete via the Councils appointed agents:</p> <p>Spencer Craig Partnership, 3 Station Parade, Cherry Tree Rise, Buckhurst Hill, Essex IG9 6EU</p> <p><b>Tel 020 8498 9292                      Email: <a href="mailto:info@spencercraig.com">info@spencercraig.com</a></b></p>   |
|                              | <p><b>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.</b></p>  |