

All enquiries to:

T: 020 8498 9292

E: [info@spencercraig.com](mailto:info@spencercraig.com)

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



**ON BEHALF OF ENFIELD COUNCIL**

**RETAIL PREMISES**

**(E CLASS)**

**GROSS INTERNAL AREA 1020FT<sup>2</sup> (94.76 M2)**

**NEW LEASE AVAILABLE**

**211 FORE STREET, EDMONTON, LONDON, N18 2TZ**



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<b>LOCATION</b>	Forming part of a well-established parade, occupying a good location fronting onto Fore Street. Close to A406 and Silver Street train station.
<b>DESCRIPTION</b>	<p>The shop is arranged on ground floor level with the following approximate dimensions:</p> <p><b>Gross internal area: 1020 sq ft (94.76m2)</b></p> <p>The unit is located within a mixed user retail parade and is suitable for a variety of uses subject to landlords and planning consent being obtained (with a preference for non-conflict with existing occupiers). <b>Our clients' instructions are catering uses will not be considered).</b></p>
<b>TERMS &amp; RENT</b>	The premises are available on a new full repairing and insuring lease for a term by negotiation, at a commencing rental of <b>£23,750.00</b> per annum exclusive. The lease is to be granted outside the provisions of the Landlord and Tenant Act 1954 with a landlord's option to break at any time after 5 years, subject to 12 months prior written notice.
<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 current Rateable value for these premises is £14,250.00</p>
<b>EPC</b>	Band D (copy upon request)
<b>LEGAL COSTS</b>	The ingoing lessee is to bear the Council's reasonable legal costs, estimated to be in the sum of £1,000.00
<b>VIEWING</b>	<p>Strictly by appointment with the councils appointed agents:</p> <p>Spencer Craig Partnership, 3 Station Parade, Cherry Tree Rise, Buckhurst Hill, Essex IG9 6EU. <b>Tel 020 8498 9292</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 representative as to their accuracy.</b></p> <p><b>These Particulars do not constitute an offer or contract. All mains services are connected to the property, we have not tested any of the services or plant. Applicants should satisfy themselves as to the correctness of the details including as to whether VAT is payable on rents, prices, or premiums.</b></p>