MAUNDER TAYLOR

TO LET – LOCK UP SHOP UNIT
NEW LEASE - NO PREMIUM

1 CAMBRIDGE PARADE, GREAT CAMBRIDGE ROAD, ENFIELD, EN1 4JU

This lock up shop unit is located on the busy inter-section of the Great Cambridge Road (A10) & Carter Hatch Lane.

The premises are within a mile of Southbury main line station.

The unit is located in a secondary parade of mixed shops serving the local community.

The property is offered to the market ready for immediate occupation*

VIEWINGS – STRICTLY BY APPOINTMENT ONLY

RENT: £17,000 + VAT - PAX
NEW LEASE - NO PREMIUM

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

RICS   NAEA National Association of Estate Agents   The Property Ombudsman   tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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Accommodation:

Main retail area with a frontage of approx 24'9 (7.54m) narrowing to approx 17'6 (5.33m) - measured into the partition and a depth of approx 38' (11.58m).

The rear storage area continues to taper to approx 10'3 (3.12m).

Features:

- Kitchenette Area
- Central Heating
- Ladies & Gents toilets
- Separate office rooms

GIA: approximately 1125ft² (104.52m²)

Business Rates:

According to the VOA web site, the 2023 Rateable Value is £14,500. This is NOT the amount of rates payable. For the actual amount of rates payable, interested parties are advised to make their own enquiries with Enfield local authority.

Lease:

New lease - terms to be agreed. No premium.

Legal Fees:

Each party to pay their own legal costs.

*****The current tenant is currently in the middle of clearing out the property.**