

TO LET

PROMINENT LOCK-UP SHOP Approx. 552 sq ft (51.32 sq m)



**85 Lancaster Road
Enfield
EN2 0DW**

- Suitable for a variety of uses within Class E including retail, financial services, offices, clinics. Not suitable for cafes or restaurants.
- Rear access via Birkbeck Road
- Busy road with a variety of retail offerings
- Diagonally opposite to Co-op Store

See important notice overleaf

020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

bowyerbryce.co.uk



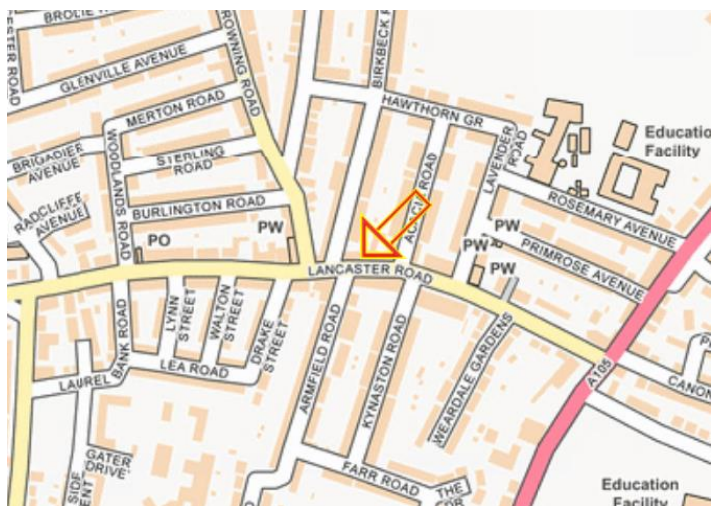
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Description

The premises comprises a ground floor shop with office, storeroom and kitchen to the rear. The property benefits from rear access via Birkbeck Road and has the benefit of a storage shed.

Location

The premises are located on the north side of Lancaster Road at its junction with Birkbeck Road. The A10 Gt. Cambridge Road is to the North East of the property and Enfield Town (Overground station) is due South. Gordon Hill (Great Northern station) is to the west and bus routes also serve the local area.



Energy Performance Certificate (EPC)

Rating: C

The full EPC and recommendation report can be viewed and downloaded from our website

www.bowyerbryce.co.uk

Floor Areas

Floor areas are net internal and approximate only

	(Sq ft)	(Sq m)
Ground floor sales, office and storage	552	51.32
Total Area	552	51.32

Terms

The property is available on a new lease for a term to be agreed.

Rent

£ 16,250 pa exclusive

All prices are subject to VAT if applicable
SUBJECT TO CONTRACT

Business Rates

Rates value 2022/2023 £10,000

Rates payable. Rate relief provisions are available.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Viewing

Strictly by appointment through Bowyer Bryce

Property Ref 014113

Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations two forms of identification will be required from prospective tenants.

Contact



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Important Notice

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Commercial Property Consultants

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