



Stephen James
Properties LLP

TOWN CENTRE SHOP TO LET (MAY SELL FREEHOLD)

39 CHURCH STREET, ENFIELD, EN2 6AJ



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**Stephen James
Properties LLP**

Location:

The premises are situated in a prominent position on the western side of Church Street (A110) close to the centre of Enfield Town. Numerous bus routes pass the property and Enfield Chase and Enfield Town (National Rail) stations are both within a quarter of a mile.

Description:

The property comprises a mid parade lock up shop arranged to provide open plan retail space with storage and staff areas to the rear. The first and second floors are accessed via a separate front entrance and are sold off on a 999 year lease, subject to a peppercorn ground rent.

Floor Areas: All floor areas are approximate only:-

Ground floor

Gross Frontage	17'9	(5.4 m)
Internal Width	12'9 widening to 17'3	(3.88 m - 5.3 m)
Built Depth	98'	(29.9 m)
Floor Area	1194 sqft	(1110 m²)

Terms:

A new effective full repairing and insuring lease will be granted for a term by arrangement subject to periodic upward only rent reviews at a rent of **£37,500 per annum exclusive**.

Alternatively, consideration will be given to a sale of the freehold interest with vacant possession of the ground floor and subject to a 999 year lease of the first and second floors. **Offers in excess of £600,000**

Rateable value:

We understand the property has a rateable value of £32,500. Interested parties are advised to make their own enquiries to www.voa.gov.uk

Energy Performance Certificate (EPC):

Band D – certificate available on request.

Viewing

Strictly by appointment with Sole Agents, Stephen James Properties LLP
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