

**8 BULLSMOOR PARADE, 243 BULLSMOOR LANE,  
ENFIELD, MIDDLESEX, EN1 4SB**



**A1 RETAIL LOCK UP SHOP  
PROMINENT ROADSIDE  
LOCATION**

**714 SQ FT**

**TO LET**

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**LOCATION:**

This is a highly visible retail busy roadside location just off the Bullsmore Lane/A10 junction only 300 metres south of junction 25 of the M25.

The main Waltham Cross town centre is approximately 1 mile to the east whilst Enfield is 3 miles to the South.

This retail terrace is adjacent to the Shell petrol filling station hosting Budgens and Costa Express and opposite the BP petrol filling station, Burger King and McDonalds.

Other trades within the terrace include B D Tools, Bullsmore Express newsagent/ grocery, butcher, fish & chips and work wear.



**DESCRIPTION:**

A tidy A1 ground floor retail lock up shop premises holding centre position of a strong retail parade.

Internal width	-	18'
Built depth	-	45'
Shop	-	714 sq ft
Storage container (power & light)	-	135 sq ft
<b>TOTAL</b>	-	<b>849 SQ FT</b>

All dimensions and floor areas are approximate.

- \* A1 retail lock up shop
- \* Fully glazed replacement upvc double glazed shop front with centre door
- \* Nicely fitted kitchen
- \* New gas fired boiler serving hot water and central heating to radiators throughout
- \* WC
- \* Suspended ceiling
- \* Lighting
- \* Internal electric security grille
- \* Rear concrete loading bay/parking
- \* Rear access
- \* Security alarms (untested)

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<b>TERMS:</b>	The entire to let on a new lease.
<b>RENTAL:</b>	£18,000 per annum exclusive.
<b>VAT:</b>	TBA.
<b>RATEABLE VALUE:</b>	*We are advised upon a current rateable value of £6,100 with effect 1 April 2017. Interested parties are advised to verify this information at <a href="http://www.voa.gov.uk">www.voa.gov.uk</a> .
<b>LEGAL COSTS:</b>	Each party are to be responsible for their own legal costs.
<b>VIEWING:</b>	Strictly by appointment through Aaran Forbes ( <a href="mailto:aaran@pwco.biz">aaran@pwco.biz</a> ) or Tracey Gidley ( <a href="mailto:tracey@pwco.biz">tracey@pwco.biz</a> ) on 01992 440744.

**C4531-1**



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