

TO LET

PROMINENT LOCK-UP SHOP/OFFICE Approx. 911 sq ft (84.58 sq m)



86 Lancaster Road Enfield EN2 0BX

- Class E office use. (Not suitable for cafes or restaurants).
- Basement meeting room.
- Comfort cooling and heating units.
- Busy road with a variety of retail offerings and close to the Co-op and also Fairview New Homes office block.

See important notice overleaf

020 8367 5511

96 Silver Street, Enfield EN1 3TV

Also at: London W1 & Stevenage

bowyerbryce.co.uk



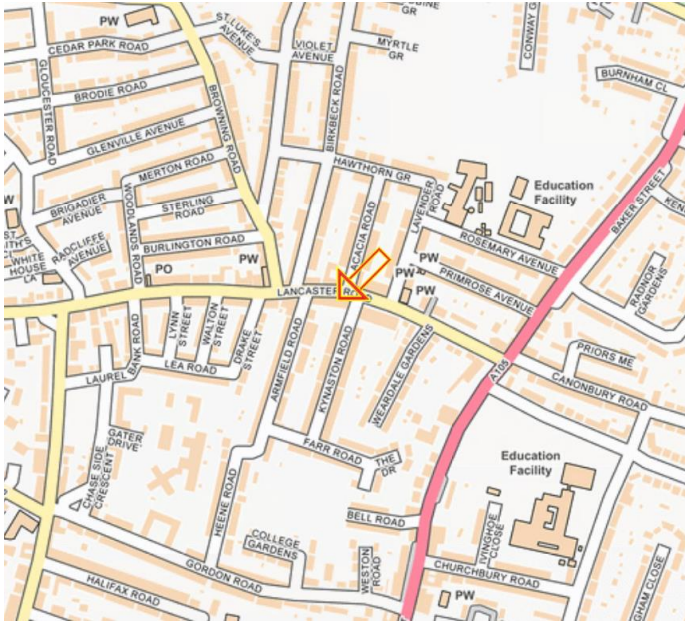
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Description

The premises comprise a well designed/decorated ground floor shop arranged as office space together with a basement meeting room and kitchen to the rear.

Location

The premises are located on the south side of Lancaster Road at its junction with Kynaston 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: TBA

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	613	56.92
Basement meeting room	298	27.66
Total Area	911	84.58

Terms

The property is available on a FRI lease expiring 2012/2029 subject to rent review 21/12/2025.

Break clause:

Tenant has the right to break the lease as at 21/12/2024 with 6 months' notice in writing.

Rent

£ 16,000 pa exclusive

All prices are subject to VAT if applicable
SUBJECT TO CONTRACT

Business Rates

Rateable value 2023/2024 £17,750

Rates payable.£8,857.25

Legal Costs

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

Viewing

Strictly by appointment through Bowyer Bryce

Property Ref 014469

Money Laundering Regulations

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

Contact

Bowyer Bryce
020 8370 2532

Important Notice

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