

Draft Particulars Only

*SHORT TERM INCLUSIVE LICENSES
FROM 442 SQ FT*

*COMMUNITY, CHARITABLE, WELLBEING, MEDICAL,
EDUCATIONAL, OFFICE PREMISES*

**75 CHASE ROAD
SOUTHGATE
N14 4QY**



Location:

Situated on the west side of Chase Road between its junctions with Avenue Road and Bramley Road. The property is within easy reach of Southgate and Enfield Town Centres, Junction 24 of M25 Oakwood and Grovelands Parks are within easy reach.

Oakwood Underground Station (Piccadilly Line) is 5 minute walk, buses to Southgate are also located nearby.

Description:

Main Building – the space comprises five rooms on the first floor and two rooms on second floors. The second floor includes a kitchenette.

The accommodation benefits from central heating, UPVC double glazed windows, carpeted floors. The space would suit administration offices, educational or charitable uses. Shared WC’s on ground floor.

Rear Buildings – Single storey, self contained comprising five rooms, modern standard includes two WC’s, kitchen, and own entrance.

Main Building	NIA	GIA
First Floor	705	870
Second Floor	369	442
Total	1,074	1,312
Rear Building (May Split)	739	915

Car parking is available for each/both units.

Units are available from 442 sqft

Floorplans available upon request.

An early viewing is strongly advised.

TERMS:

Rent:

Main Building	
First Floor	£1,625pcm (£19,500pa)
Second Floor	£700pcm (£8,400pa)
Rear Building	£1,700pcm (£20,400pa)

**** Rents are inclusive of heating, lighting, repairs and insurance, cleaning common parts main building.**

License: Flexible Licenses from 12 months.

Business Rates: The premises are not currently assessed for Business Rates as they have been used for charitable purposes. All interested parties should make their own enquiries either via London Borough of Enfield or via www.voa.gov.uk.

CEPC:

Offices	C rating (74) valid until 7/5/35
Modular	B rating (38) valid until 7/5/35

Legal Costs: Each party to be responsible for their own legal costs.

Anti-Money Laundering: In accordance with revised Anti Money Laundering Regulations two forms of ID and confirmation of funds will be required by the successful applicant. This will apply to landlords/vendor and tenant/purchaser and any other party with a relationship with the property.

Viewing: Strictly by appointment only through owners agents
Grovelands 020 8731 9777 www.grovelands.net

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MISREP/STANDARD/DI/GROVE