

TO LET

Unit 6, 71
Lordship
Lane
London
N17 6RT

£36,000 PER ANNUM



KEY INFORMATION

RENT: £36,000 Per annum

TENURE: By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

LEGAL COSTS: Each Side to bear their own

VAT: Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

RATES: Please enquire of the Local Authority

VIEWING: Via the owners sole agents PSS Commercial.

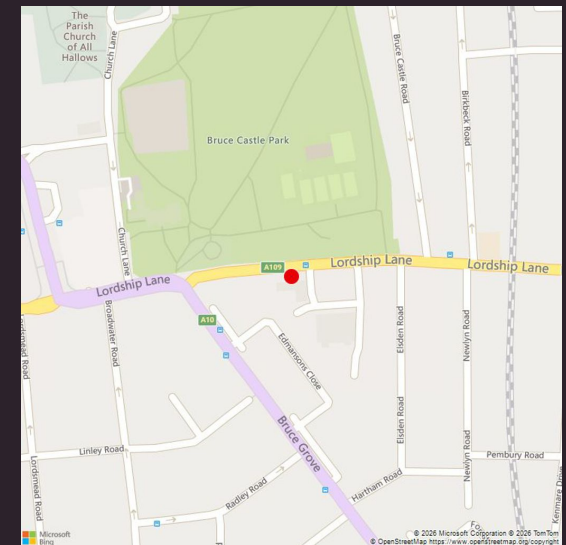


ENERGY RATING

Available upon request

DEPOSITS AND AML: PSS will take a non-refundable deposit of £2000 on lettings and £5000 on sales. This may alter subject to client's instructions.

PSS will charge £225 + VAT for referencing. We will carry out AML checks on each and every prospective tenant/purchaser.



Paul Simon Seaton
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psscommercial.com

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FEATURES

- New Lease
- Suit Various Uses Subject to Consent
- Car Parking Spaces Available
- Close to Local Amenities

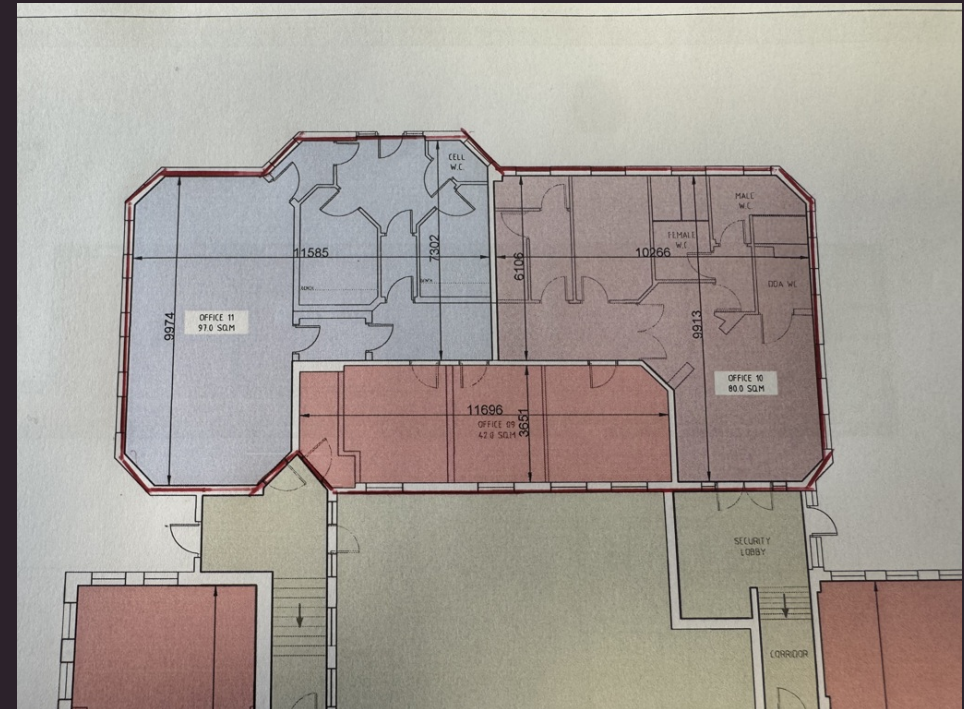
Former Enfield Magistrates Court.

2400 sq.ft. approx

Car parking spaces available at £1000 per annum, per space

Would suit various uses subject to necessary consent

Set on Lordship Lane at the vibrant boundary of Bruce Grove and Tottenham. Located just a short walk from Bruce Castle Museum and Park. Bruce Grove Rail Station which links the Weaver Line to London Liverpool Street and Seven Sisters Underground (Victoria) Line are both a short distance away



DISCLAIMER: Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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