



TO LET - BUSINESS PREMISES

- Pleasant rural setting
- North edge of London
- Easily accessible
- Landlord lives & works on site
- M25 J24 1 miles
- Cockfosters Tube 3.7 miles
- A10/M25 J25 5 miles
- London (Kings Cross) 13 miles

2,054 sq.ft

Beechbarn Farm
The Ridgeway, Enfield EN2 8AF
www.pantons-property.com

 **Pantons**

Enquiries

Jack Panton

07930 315521 / 01727 227630
jack@pantons-property.com

DESCRIPTION

A concrete frame unit with roller door that could be used for Business Purposes (subject to any necessary consents). Electricity connected. External W.C.s. Size 2,054 sq.ft. Eaves 2.99m increasing to 4.9m.

DIMENSIONS: 17.99m X 10.62m
RENT: £1,750 per month plus vat
SERVICE CHARGE : £135 per month plus vat

What3Words pets.tilt.lists

TERMS

Up to 3 years, but on a repairing and insuring basis and with the Security of Tenure Provisions of the Landlord and Tenant Act 1954 contracted out. A deposit equal to 3 months rent will be payable. References will be required.

BUSINESS RATES

The property is assessed with another unit. The Rateable Value is likely to be under £12,000 meaning small business rate relief should be available and zero rates payable. Please take advice regarding this.

VIEWINGS

Strictly by prior appointment and only after having completed a short Business Use questionnaire. The Landlord lives and works on site, so any use would have to fit in with their enjoyment of their surrounding property. No motor repairs.

LEGAL COSTS

The Tenant is responsible for the Landlords reasonable legal costs of £950 plus vat for the preparation of a Business Tenancy Agreement and undertaking Tenant checks. £550 plus vat of this is payable in advance.

TENANT AND SANCTIONS CHECK

As part of the letting process, Pantons undertake due diligence checks on the Tenant. Please bring ID and separate proof of residence to your viewing.

PLANNING STAUS / EPC

Permission for storage use has been obtained. The Property has no heating system so no EPC is required.



IMPORTANT NOTICE

Pantons, their clients and any joint agents give notice that:

1: They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of fact.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Pantons have not tested any services, equipment or facilities. Lessor(s) must satisfy themselves by inspection or otherwise.

3: We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the Lessor(s) is/are responsible for making their own enquiries in this regard. Particulars of let prepared in June 2026.

Client



Operating from St Albans
across Hertfordshire & into
the surrounding counties



01727 227630
www.pantons-property.com