

# GROUND FLOOR RETAIL PREMISES

1,508 sq ft

TO LET

s|b|h

Page & Read

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159A Chase Side, Enfield EN2 0PW

## Description

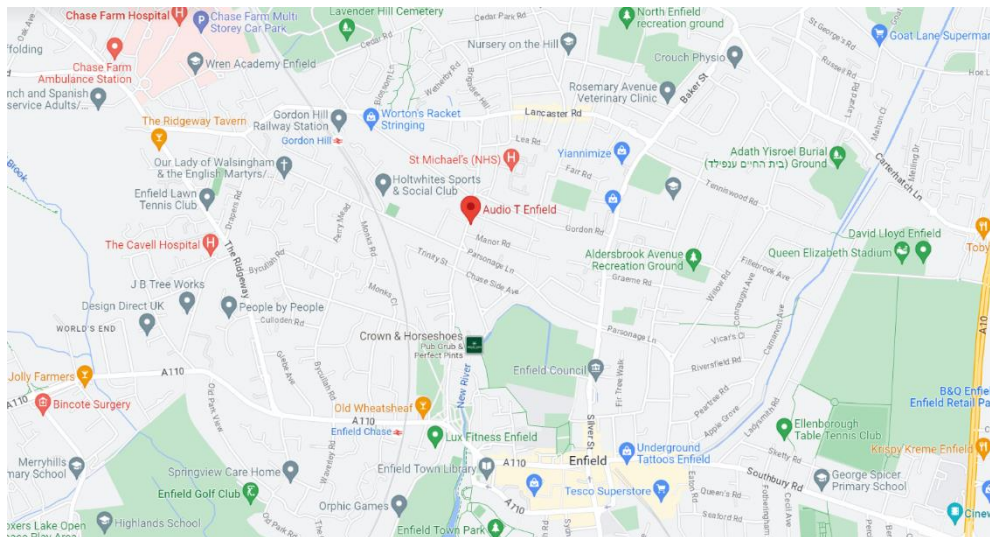
A ground floor retail shop premises comprising retail space, meeting rooms, demonstration areas and ancillary storage space. The unit has one WC, a kitchenette and comes with 4 parking spaces.

Given the layout of the shop, it would be ideal for client-facing professional service providers, such as recruitment consultants, accountants, estate agencies and others.

## Location

The retail unit sits in the middle of the charming, historic Chase Side High Street in Enfield. It can be reached by either the A10 or from Junction 25 of the M25.

The high street is served by either Gordon Hill, Enfield Chase or Enfield Overground Stations. Local amenities include a petrol station, cafes, estate agencies and the Six Bells Hotel.



# COMMERCIAL PROPERTY SPECIALISTS

## Terms

Flexible terms available

## Rent

£33,000 per annum

## Business Rates

£12,652.50 payable per annum

## Legal Costs

Each party to be responsible for their own legal costs.

## Energy Performance Assessment Rating

An EPC has been commissioned and will be

## Use

A1 and A2 with ancillary storage

## Specification

- Close proximity to Railway Stations
- Easy access to the M25 via the A10
- Good local amenities
- Historic location
- WC
- Kitchenette
- 4 car parking spaces

## Accommodation

Ground Floor : 1,508 sq ft

## Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read



**BEN PATER**

020 8342 2700  
ben@sbhpageread.co.uk



**CLIFF BONNETT**

020 8342 2700  
cliff@sbhpageread.co.uk

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COMMERCIAL PROPERTY SPECIALISTS  
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