

# TO LET

## RETAIL SHOP



whozoo.

ENFIELD

 **380 Green Lanes, Enfield, London N13 5PD**

Price **£25,000**  
Per Annum



Property Type

**COMMERCIAL**



Size

**902 FT<sup>2</sup>**



Tenure

**LEASEHOLD**



Borough

**ENFIELD**



Planning Granted

**NO**



Existing Use

**CLASS E**

### Tenanted



No

### Local Train Stations



Palmers Green Rail Station (0.3 miles)  
Winchmore Hill Rail Station (1 mile)  
Bowes Park Rail Station (1.2 miles)

### Local Amenities



Broomfield Park (0.4 miles)  
Morrisons (0.5 miles)  
Palmers Green Library (0.5 miles)

### VAT Applicable



No

### Rateable Value

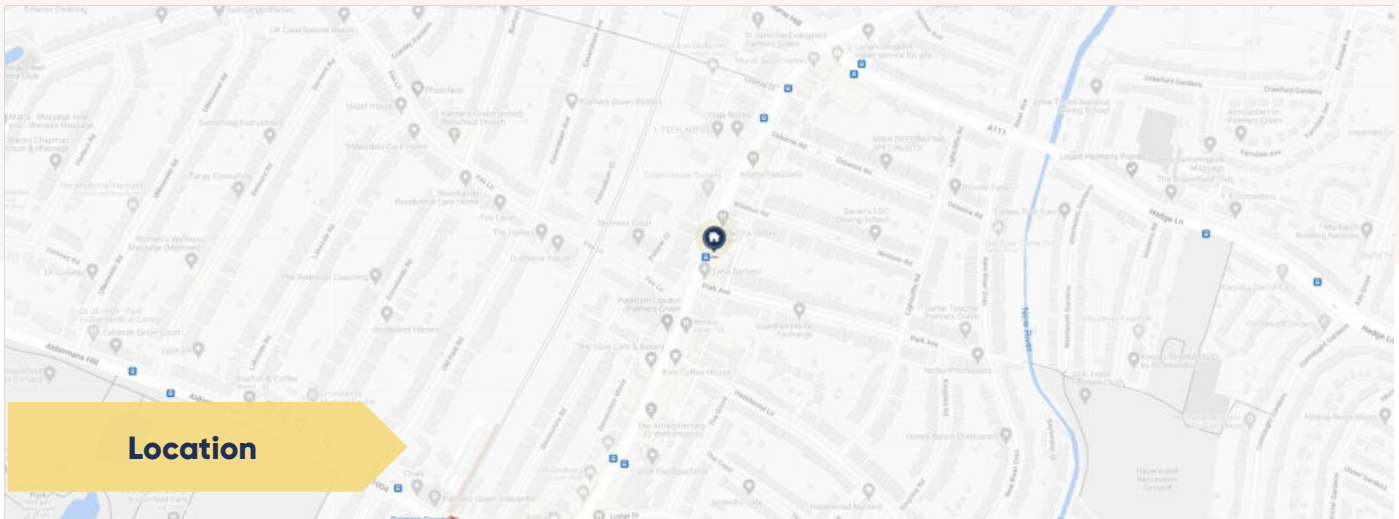


£38,400

### EPC



B



### Location



### Additional Information

The property comprises a large retail unit which formally operated as a cafe. The total area of commercial unit is approximately 902 sq ft. The property comprises kitchen equipment, a storage room, toilets, preparation area with plenty of seating for customers.

The retail shop has an A3 license in place and will be suitable for tenants such as:

- Cafes
- Restaurants
- Take aways
- Estate agents
- Accountants
- Grocers
- Hair dressers
- Beauticians



Subject to tenants proposal, a premium may be required for any incoming businesses.

Viewings can be arranged upon request.



**Nathan King**  
**Senior Property Consultant**

✉ nathanking@whozoo.co.uk  
☎ 07506 966 968 / 033 3200 8330



**Latif Acisu**  
**Property Consultant**

✉ latifacisu@whozoo.co.uk  
☎ 07588 234 318 / 033 3200 8330

**whozoo.**  
Commercial Property, Expertly Done



033 3200 8330

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info@whozoo.co.uk

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www.whozoo.co.uk

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