

## Ordnance Road, Enfield, EN3 6AG

Unique Estates is delighted to present an exceptional opportunity to let a commercial shop located on Ordnance Road in Enfield. This shop is ideally situated within a short walking distance of Enfield Lock Train Station and the Hertford road, making it easily accessible for both customers and staff.

The shop is offered with a new lease, with flexible terms available, including options for a 10 or 15-year lease. One of the notable advantages of this property is that we have been informed that currently there are no business rates payable, thanks to the small business discount, allowing for a more manageable financial commitment.

The shop boasts a fitted shop front, complete with electric shutters for added security. Inside, you will find a well-maintained space that includes a fitted kitchen and a WC, ensuring that it is ready for immediate use. The property is in very good condition throughout, making it an attractive option for a variety of businesses.

The annual rent for this commercial space is set at £14,000, with a premium of £15,000. Please note that the ingoing tenant will be responsible for covering the freeholder's legal fees.

This is a fantastic opportunity for anyone looking to establish or expand their business in a vibrant area of Enfield. We encourage interested parties to act swiftly, as properties of this calibre do not remain available for long.

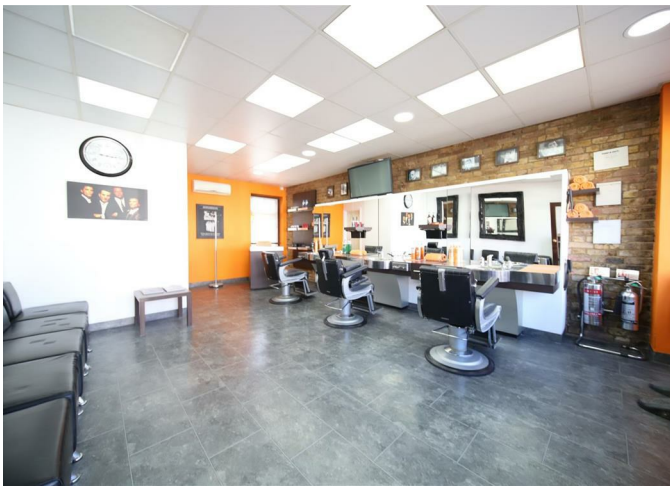
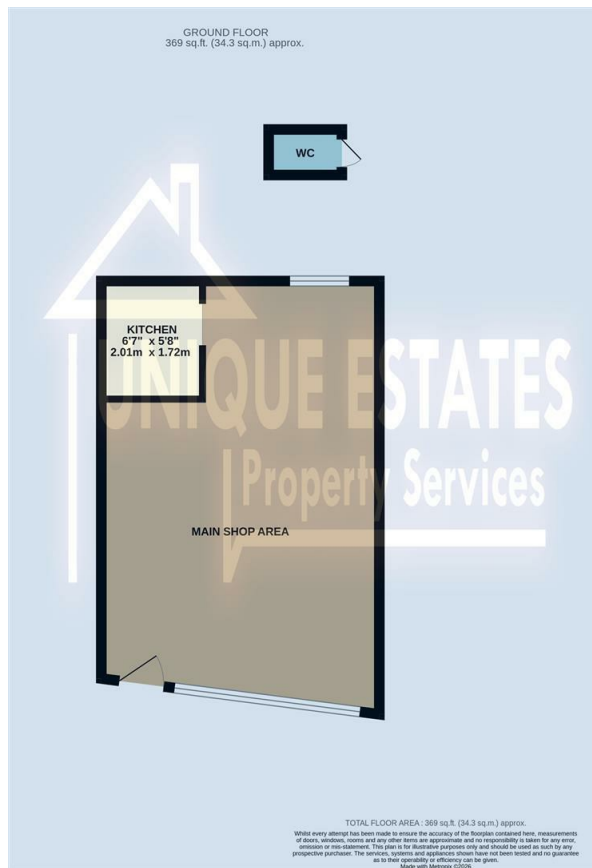


**£14,000 Per annum**

**11 Onslow Parade, Hampden Square, Southgate, N14 5JN Telephone: 0208 804 5050**

Email: [info@uniqueestates.co.uk](mailto:info@uniqueestates.co.uk) Web: [www.uniqueestates.co.uk](http://www.uniqueestates.co.uk)

Unique Estates Property Services Limited is a company registered in England 06392784 established in 2007, registered office 122 St Pancras Way, London, NW1 9NB.  
Our company is members of TPO (The property ombudsman service), DPS, OFT approved code and registered with ICO



- COMMERCIAL SHOP TO LET
- £14,000 PA RENT
- PREMIUM £15,000
- FITTED SHOP FRONT
- ELECTRIC SHUTTERS
- FITTED KITCHEN
- WC
- GOOD CONDITION THROUGHOUT
- CLOSE TO TRANSPORT LINKS
- IN GOING TENANT TO PAY FREEHOLDERS LEGAL FEES



The property Misdescriptions Act 1991

Unique Estates Property Services are not qualified surveyors and this report is a description of what items are in the property. Please note Unique Estates Property Services do not test appliances or any fixtures, fittings, effects or services. A buyer is advised to obtain verification from their solicitor/surveyor for the above. The agent has not had sight of the title documents and references to the tenure of the property are based on information supplied by the vendor and should be verified by the buyers solicitors. All room sizes have been measured using an electronic sonic tape device, the accuracy of which cannot be guaranteed. Items shown in the photographs are not included unless arranged through the vendor and buyers solicitors. You are advised to make your own checks before contemplating a purchase, especially if exact measurement is of particular importance to you.