

TO LET

545 Sq Ft (50.63 Sq M)

- › Enfield town centre retail / office unit
- › Arranged over ground, first and lower ground floors
- › Suitable for a variety of uses within class E
- › Located opposite Enfield Town Railway Station

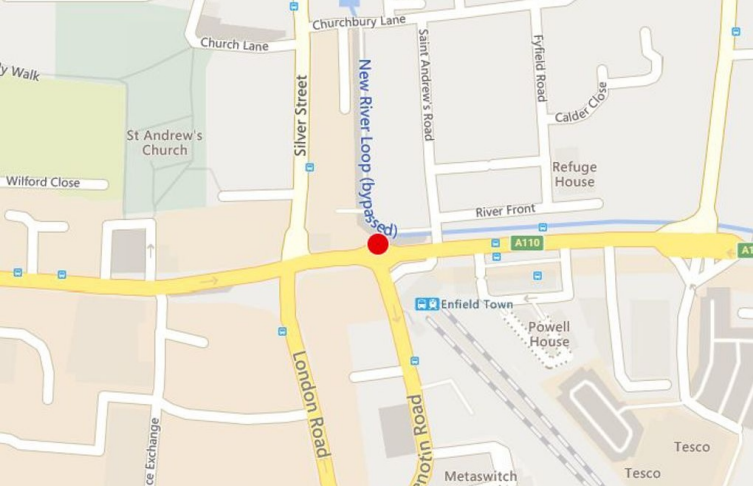


12 Southbury Road

Enfield, EN1 1YT

Contact: Hugo Harding or Matthew Bowen
Tel: 01727 575 445
eddisons.com





Location

- Located on Southbury Road (A110) at its junction with Genotin Road
- Enfield Town Station is located directly opposite
- This is a very busy part of the retailing centre of Enfield and there is a good level of footfall and vehicular traffic
- Strong operators surrounding

/// what3words

///snacks.insect.unable

Google Maps

Click here



Description

- An office / retail unit arranged over ground, first and lower ground floors.
- The property benefits from a glazed frontage, suspended ceiling with inset Cat II lighting and WC & kitchen facilities.
- Suitable for a variety of uses within Class E.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £21,000 . VAT is payable.

Accommodation

Ground floor	15.89 SQ M	171 SQ FT
First floor	19.42 SQ M	209 SQ FT
Lower ground	15.33 SQ M	165 SQ FT
Total	50.63 SQ M	545 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

Business Rates: The rateable value is £10,000. For the rates payable please contact us or www.voa.gov.uk

Contact:

HUGO HARDING

[07425 243 317 hugo.harding@kirkbydiamond.co.uk](mailto:hugo.harding@kirkbydiamond.co.uk)

MATTHEW BOWEN

[07442 820 386 matthew.bowen@kirkbydiamond.co.uk](mailto:matthew.bowen@kirkbydiamond.co.uk)