

FOR SALE OR TO LET

RETAIL/OFFICE

Approx. 1,605 sq ft (149.13 sq m)



6 & 6A Southbury Road Enfield EN1 1YT

- VACANT FREEHOLD BUILDING.
- GROUND FLOOR SHOP WITH SEPARATE ACCESS
- 1st & 2nd FLOOR OFFICES WITH SEPARATE ACCESS
- OPPOSITE ENFIELD TOWN OVERGROUND STATION

See important notice overleaf

020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

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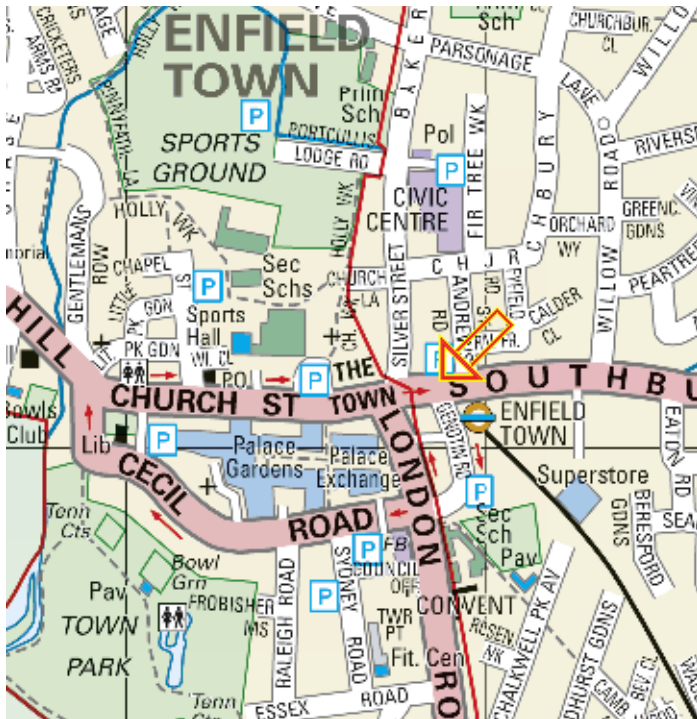
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Description

Comprises of mid-terrace three storey building providing self-contained ground floor shop with use within Class E with separate self-contained offices at 1st and 2nd floors also with use within Class E.

Location

Fronting the busy A110 Southbury Road just east of the main shopping locations of Enfield Town: Church Street and Palace Gardens and Palace Exchange Shopping Centres where multiple retailers are represented. The A10 Great Cambridge Road is to the east and provides access to the A406 North Circular Road to the South and M25, Junction 25 to the north. Enfield Town and Enfield Chase Overground stations are both within walking distance and various bus routes serve the area.



Energy Performance Certificate (EPC)

Rating: D100

The full EPC and recommendation report can be viewed and downloaded from our website

www.bowyerbryce.co.uk

Floor Areas

Floor areas are net internal and approximate only.

Ground Floor	Sq ft	Sq m
Ground Floor sales	336	31.17
Kitchen	104	9.66
Ground Floor offices etc	424	39.41
Total Approx. (ITZA 581 53.99)	864	80.24

First & Second Floors

First Floor Kitchenette	30	2.76
First Floor Offices	366	34.05
Second Floor Offices	345	32.09
Overall Total Approx.	1,605	149.13

Terms

Freehold - Price on application

Or Leasehold £35,000 pa on terms to be agreed

All prices are subject to VAT if applicable

Rates

Ground Floor shop

2022/2023 Rateable Value £10,750 Payable £5,364.25

But will change April 2023 to:-

2023/2024 Rateable Value £12,250 Payable £6,112.75

First & Second Floor offices

2022/2023 Rateable Value £8,100 Payable £4,041.90

But will change April 2023 to:-

2023/2024 Rateable Value £8,750 Payable £4,375.50

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

Note: Rate relief provisions are available.

Contact

Bowyer Bryce
020 8370 2532

North London/North M25 Office 96 Silver Street Enfield EN1 3TW

Important Notice

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