

**EXTENSIVE GROUND FLOOR CLASS E PREMISES
TO LET ON FLEXIBLE LEASE TERMS**

4,665 sqft (434m²)

30-32 LONDON ROAD, ENFIELD, EN2 6DT



Location:

The property is located in a prominent position on east side of London Road, in the heart of Enfield Town. Immediately opposite is the Palace Xchange Shopping Centre which comprises approximately 450,000 sqft of retail and leisure space, with occupiers including M&S, Next, H&M, Waitrose and Pearsons Department Store, plus numerous multiple coffee shops and restaurants.

Misrepresentation Act: Whilst every care is taken in the preparation of these particulars, Dangerfield Property Ltd and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority or warranty in relation to the property.

Dangerfield Property

Tel: 020 8886 7449 Email: jeremy@dangerfieldproperty.co.uk

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VAT No: 316 6522 12, Registered Office: 1 Warner House, Harrobian Business Village, Bessborough Road, Harrow, HA1 3EX

Description:

The premises comprise a ground floor former Royal Bank of Scotland banking hall and offices, stripped out to shell condition and requiring full refurbishment. The premises have 7 car parking spaces in the private car park immediately to the rear, with access from Genotin Road.

The property falls within Class E of the Town & Country Planning (Use Classes) Order 2020, which allows use by a variety of occupiers including retail, offices, restaurant, day nursery, medical/healthcare and gym/fitness.

Floor Areas:

Ground Floor	4,665 sqft	(434m ²)
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Terms:

The premises are available by way of an assignment of the existing lease expiring 12th August 2032, subject to a mutual break clause and rent review in August 2027, at a passing rent of £65,000 per annum exclusive

Alternatively - a short term sublease or new lease may be available. Terms on application.

Rateable Value:

We understand that the property has a current Rateable Value of £62,500. Interested parties are advised to make the own enquiries to www.voa.gov.uk

Energy Performance Certificate (EPC):

To be provided.

Viewing:

Strictly by appointment with Sole Agents, Dangerfield Property
Contact: Jeremy Dangerfield
020 8886 7449
07775 625 674
jeremy@dangerfieldproperty.co.uk

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