

A1/A2 SHOP PREMISES TO LET



THE GREEN WINCHMORE HILL, LONDON N21 593 SQ FT (55.08 SQ M)

Location:

Situated on the northern side of Winchmore Hill Green close to other occupiers. The nearest station is Winchmore Hill Network Rail Station, which is a short distance away.

Description:

Comprising a deep lock up shop with both A1 (retail) and A2 (office and Financial Services) uses. Arranged as front retail/office area and rear office/additional retail/storage areas. Complete with gas central heating, security shutters and wooden flooring.

Areas:

Shop area	4.02m wide x 8.54m deep
Rear area (front)	3.79m wide x 2.70m deep
Rear area (middle)	3.75m wide x 2.92m deep
Rear area (rear)	4.96m wide x 2.69m deep
2 WC's	

Lease:

Available on a new Lease at £18,500 pa (terms to be agreed).

Business Rates: London Borough of Enfield. Rateable Value for 2010 £9,100. Rates Payable approximately £3,767.40 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge: Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: **By Appointment only**
Via Claridges Commercial – 0845 205 0007