

## A3 BAKERY LEASE FOR SALE



## ENFIELD, HERTFORDSHIRE

**Location:** Situated in Central Parade, Green Street, close to the junction with Hertford Road.

**Description:** Comprising an established bakery business trading from retail premises and selling Mediterranean style baked products which are baked on the premises. The products are sold either over the counter or via wholesale to other retailers or cafes. The business offers good scope for further expansion via the wholesale side. The premises are offered together with all fixtures, fittings and equipment.

**Areas:**

Depth	29' 7"
Width	16' 9"
Store Room	12' 6" x 8' 6"
Rear Yard	
Service yard to rear	

**Lease:** Held on a 16 year Lease with 4 yearly rent reviews with 4 years remaining at £12,250 per annum.

**Terms:** £60,000 is sought for the goodwill, fixtures, fittings & equipment.

**Business Rates:** London Borough of Enfield. Approximately £2,300 per annum payable. Interested parties should make their own enquiries via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**Viewing:** **By appointment only via Agent Claridges Commercial 0845 205 0007.**