



PROPERTY CONSULTANTS

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## OFF LICENCE/CONVENIENCE STORE WITH RESIDENTIAL ACCOMMODATION LEASE FOR SALE



### HERTFORD ROAD, ENFIELD, EN3 1481 SQ FT (137.65 SQ M)

**Location:**

Situated in Hertford Road (A1010) close to the junction with Green Street and Brick Lane.

**Description:**

Comprising a deep shop premises with 4 bed maisonette above arranged over 2 floors. The flat is sub-let on a Lease and producing £10,800 pa.

The business is a long established off licence/convenience store with a steady turnover and regular customer base.

The business offers further potential for expansion and further improvement.

Details of turnover available only to bona fide enquiries.

**Areas:**

Width	5.08 m
Depth	17.61 m
WC/Staff Room	2 m x 2.41 m

Large yard – parking for approximately 4 vehicles

Total Area 137.65 sq m (1481.66 sq ft)

Maisonette

First Floor Lounge, kitchen, 1 bedroom

Second Floor 3 bedrooms and bathroom with separate WC

**Lease:** Held on a 20 year Lease at £15,500 pa with 4 yearly rent reviews.

**Terms:** £79,000 is sought for the goodwill, fixtures, fittings and equipment.

**Business Rates:** London Borough of Enfield. Approximately £6,700 pa payable for 2009/2010. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://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**