

**GROUND FLOOR SHOP & BASEMENT****156A Percival Road****Enfield, EN1 1QU****Ground Floor Shop & Basement****Close To The A110****To Let****778 sq ft**
(72.28 sq m)

- Close To The A110
- Prominent Window Frontage
- Good Natural Light
- Wooden Flooring On Ground Floor
- Suspended Ceilings
- Basement In Shell Condition
- Kitchen Space
- Electric Roller Shutter
- Boxed Lighting
- Close To Bush Hill Park (Overground Station)

Summary

Available Size	778 sq ft
Rent	£17,000 per annum
Rates Payable	£3,842 per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (80)

Location

The building is situated on the North East side of Percival Road close to the junction of Lincoln Road & Southbury Road . Adjacent Retailers include: Lincoln Arms Pub & Ladbrokes. Many other local retailers and restaurants are within immediate vicinity. The premises are well served with Public Transport, with Bush Hill Park (Overground) Station being within a few minutes walk. Numerous Bus routes also serve the area.

Description

Comprises the ground floor shop and basement storage, with the ground floor in a fairly good decorative condition benefitting from wooden flooring, suspended ceilings, boxed lighting, kitchen and toilet facilities. The basement is available in a shell and core condition allowing an ingoing tenant to fit out the premises to their own specification, this space would ideally suit a away business.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	533	49.52	Available
Basement - Basement	245	22.76	Available
Total	778	72.28	

Lease

A new proportional Full Repairing and Insuring Lease to be granted for a term of years to be agreed, subject to periodic Rent Reviews. The lease is to be granted Outside the Security of the Landlord and Tenant Act 1954.

Rent

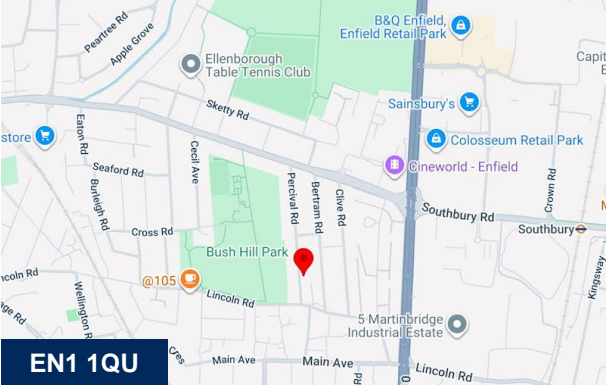
£17,000 pax

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

Viewings

Strictly by appointment through owner’s SOLE agents as above.



Viewing & Further Information



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