

**ENFIELD  
2 CLOCK PARADE  
LONDON ROAD  
EN2 6JG****LOCATION**

Clock Parade is located in a prominent position on London Road, a main arterial route leading to and from Enfield Town Centre, which sits approximately 0.5 miles north of the parade.

The premises sits in the middle of the retail parade, adjacent to Sainsbury's and CTD Tile Showroom, with the added benefit of parking to the front and to the side.

**THE PREMISES**

The accommodation comprises a ground floor unit which has been refurbished to a 'White Box' specification to provide mainly open plan retail space, accompanied by ancillary space to the rear, comprising an office, 2 WC's, a shower and a storage room. The premises comprise the following approximate net internal areas:

Ground Floor Area      5,250 sq ft      (488 sqm)

**LEASE TERMS**

The premises are available by way of a new FRI lease direct from the landlord for a term to be agreed.

**RENT**

£75,000 pax

**LEGAL COSTS**

Each party to bear responsibility for their own legal costs incurred in this transaction.

**PLANNING**

A1. Other uses will be considered subject to planning

**SERVICE CHARGE**

Approx. £2,750 pa

**EPC**

Upon Request.

**VAT**

All figures referred to are exclusive of VAT (if applicable).

**RATES**

Rateable Value - £87,000

Further enquiries should be made to Enfield Council

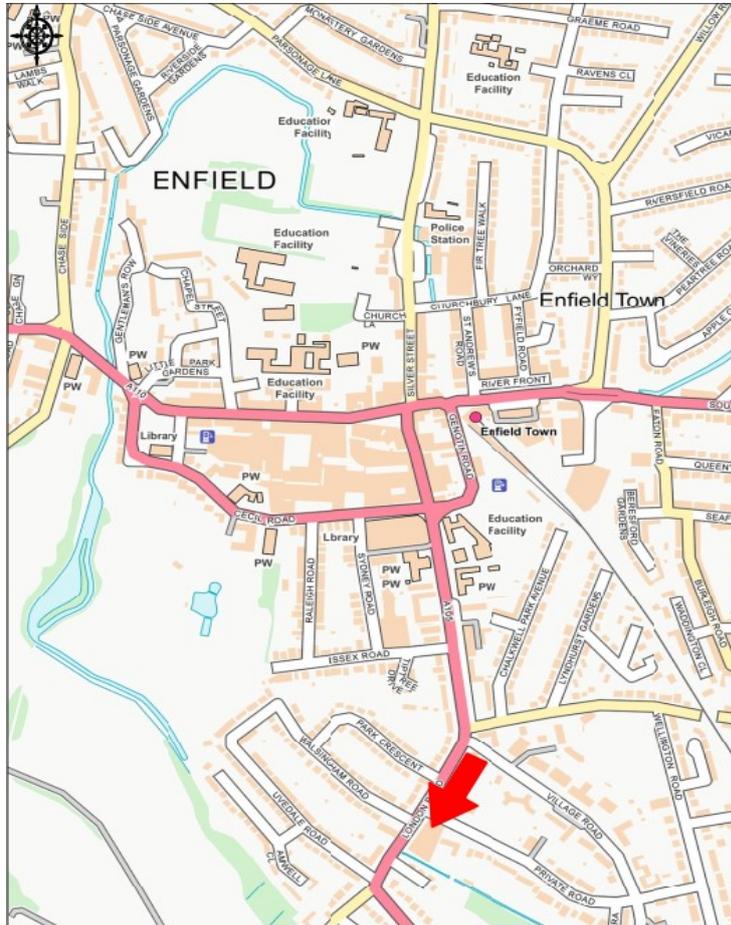
**VIEWING**

Strictly by appointment through the sole agents Montagu Evans (☎ 020 7493 4002):-

**Jonny Goldstone**

☎ 020 7866 8671

[jonny.goldstone@montagu-evans.co.uk](mailto:jonny.goldstone@montagu-evans.co.uk)



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