

MAUNDER TAYLOR

**TO LET**  
**GROUND FLOOR COMMERCIAL UNIT**  
**WITH 3 UPPER ROOMS & YARD**



**107 LANCASTER ROAD, ENFIELD, EN2 0JN**

The property is arranged over ground & first floor, and benefits from outside space to the rear.

The premises are within a half mile of Gordon Hill main line station & within a mile of both Enfield Town & Enfield Chase mainline stations.

The unit is located in a secondary parade of mixed shops serving the local community.

The property is offered to the market ready for immediate occupation.

***VIEWINGS – STRICTLY BY APPOINTMENT ONLY***

**RENT: £18,500 PAX – NEW LEASE - NO PREMIUM**

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

1320 High Road, Whetstone, London N20 9HP - [www.maundertaylor.co.uk](http://www.maundertaylor.co.uk) – 020 8446 0011



## Accommodation:

**Ground Floor** – with shop front entrance

**Main Retail Area – Overall: 250ft<sup>2</sup> (23.2m<sup>2</sup>)**

**Mid Room** – 15'6 max x 9'7 (4.72m x 2.92m)

**Kitchen** – 9'3 x 7'11 (2.82m x 2.41m)

**Shower/WC**

**First Floor** – with own street entrance door

**Room 1 (not square) – 15'5 x 9' average**

(4.70m x 2.74m)

**Room 2 – 10'2 x 9'7 (3.10m x 2.92m)**

**Room 3 – 9'9 x 9' (2.97m x 2.74m)**



**THE EPC GIVES A TOTAL FLOOR AREA OF 97m<sup>2</sup> (1044ft<sup>2</sup>)  
ENERGY RATING E.**

**Lease:** New Lease – Terms to be agreed – No Premium.

**Legal Fees:** Each party to pay their own Legal costs.

**Business Rates:** According to the VOA web site, the Rateable Value is £8,200. This is NOT the amount of rates payable - for the actual amount of rates payable (or relief possible) interested parties are advised to make their own enquiries to *Enfield Council*.

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