

Ladysmith Road, Enfield, EN1 3AA

Unique Estates are pleased to offer this A1 SHOP situated a short walk from Enfield Town shopping centre and Enfield Town train station in EN1. The business will be sold as a running business or new venture, the shop comes with fixtures, fittings, effects and EQUIPMENT, CCTV, fully alarmed, 24 HOUR LICENSE, storage, wc, kitchen area, refrigerators, and many more items, Comes with garden area which can be used as well, parking is at front. STOCK CAN BE NEGOTIATED IF REQUIRED



£13,800 Per annum

Kitchen 6x5

Main area 24x16

Bathroom 6x6

Backroom 12x8

info

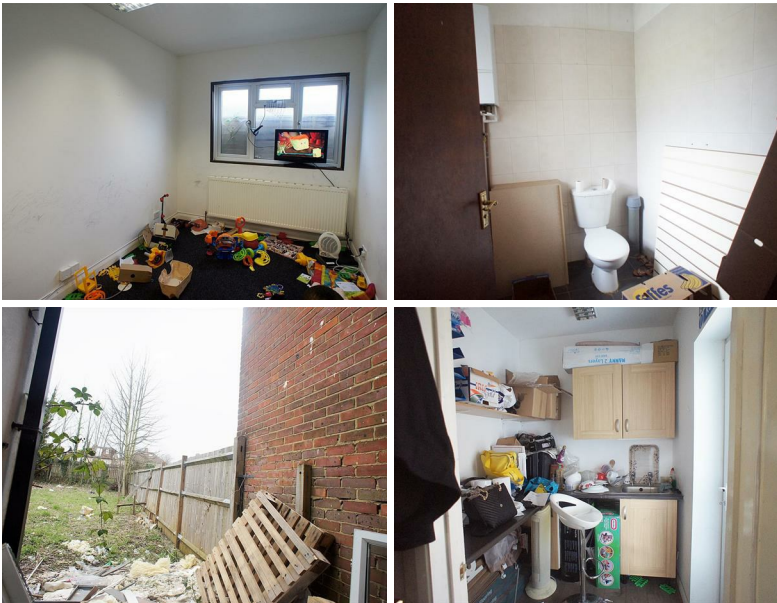
Comes with garden area which can be used as well, parking is at front.

Fixtures and fittings can stay or be removed within reason.

The in going tenant to pay all legal fees

Take on existing lease with a rent of Rent: £13,800.00 P/A
6 months deposit and 3 months rent in advance.

Premium of £6000.00



The property Misdemeanors Act 1991

Unique Estates Property Services are not qualified surveyors and this report is a description of what items are in the property. Please note Unique Estates Property Services do not test appliances or any fixtures, fittings, effects or services. A buyer is advised to obtain verification from their solicitor/surveyor for the above. The agent has not had sight of the title documents and references to the tenure of the property are based on information supplied by the vendor and should be verified by the buyers solicitors. All room sizes have been measured using an electronic sonic tape device, the accuracy of which cannot be guaranteed. Items shown in the photographs are not included unless arranged through the vendor and buyers solicitors. You are advised to make your own checks before contemplating a purchase, especially if exact measurement is of particular importance to you.