

**Hertford Road, Enfield, EN3 5SU**

UNIQUE ESTATES are pleased to offer this COMMERCIAL SHOP/RESTAURANT TO RENT! Benefiting from an A1 AND A3 LICENSE, situated on the popular and busy Hertford Road, Enfield with transport links within walking distance, stainless steel extractor flu, double fronted shop, no premium and low business rates.



**£14,000 Per annum**



Information

RENT: £14,000.00 P/A

BUSINESS RATES: £1,200.00 P/A

Ingoing tenant to pay all legal fees, 3 months rent and 3 months deposit required.

Main shop front area 21'06 x 21'05

Entrance via electric shutters and fitted shop front, Tiled floor, CCTV, Alarm System, Extractor with external flue, Kitchenette area with cooking connection, Wash / sink area

Storage Room 7'06 x 4'04

storage and door to rear access

W/C 7'11 x 5'08

Radiator, Sink with mixer tap, 1 x radiator, Gas boiler, Cubicle housing low level flush toilet

Garden/rear

Security doors, Patio Area



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.