

Green Street, Enfield, EN3 7JU

UNIQUE ESTATES are pleased to offer this GROUND AND FIRST FLOOR commercial shop and flat to let, the property can be used for various A1 uses, A5 takeaway license or also office A2 permitted use, the rent is £18,000 per annum including the self contained first floor one bedroom flat, a premium is sought of £10,000 and will include a new lease on negotiable terms, fitted shop front, roller shutters, extractor flu systems, ground floor walk in freezer.



£18,000 Per annum

11 Onslow Parade, Hampden Square, Southgate, N14 5JN Telephone: 0208 804 5050

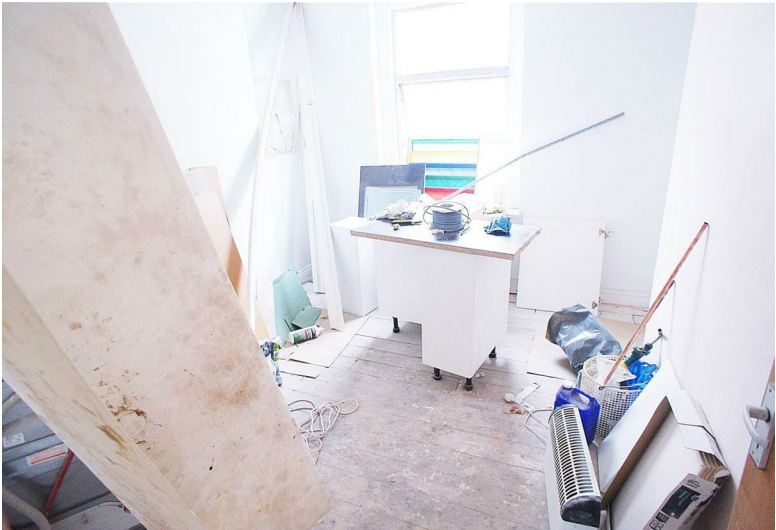
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Our company is members of TPO (The property ombudsman service), DPS, OFT approved code and registered with ICO

Information

Asking Rent: £18,000 pa
New lease - negotiable terms
Ground floor commercial shop with one bedroom flat above - see floor plan for measurements and layout
Asking premium: £10,000
In going tenant to pay legal fees

A1 and A5 license (with stainless steel extractor system) - can also be used for A2 office use under permitted rights



The property Misdescriptions 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.