

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

UNIQUE ESTATES are pleased to offer this LARGE A1 RETAIL SHOP TO LET, the shop benefits from electric front shutters, fitted shop front, lighting, electric sockets throughout, tiled flooring, rear kitchen and wc, The shop is available for viewings now and to be granted a BRAND NEW LEASE.



**£18,000 Per annum**

**Main area 52500 x 15'03**

tiled floor, lights and spot lights, power sockets

**Middle area 18'07 x 14'02**

tiled floor, lighting

**Rear Area 29'10 x 12'11**

lighting - door to kitchen and wc

**WC**

toilet, sink

**Kitchen**

Kitchen area

**Additional information**

Electric shutters and fitted shop front

Rear Garden

New lease to be granted

In-going tenant to pay own legal fees and freeholders legal fees.  
Premium of £5000.00 (negotiable depending on requirements)



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.