

FREEHOLD FOR SALE OR TO LET

A3/A5 RESTAURANT/TAKEAWAY UNIT
Approx. 1441.50 sq ft (134.57 sq m)



68 High Street
Ponders End
Enfield
EN3 4ER

- ☐ A3/A5 Use Class
- ☐ Large Dining Area
- ☐ Secondary Location

See important notice overleaf

020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

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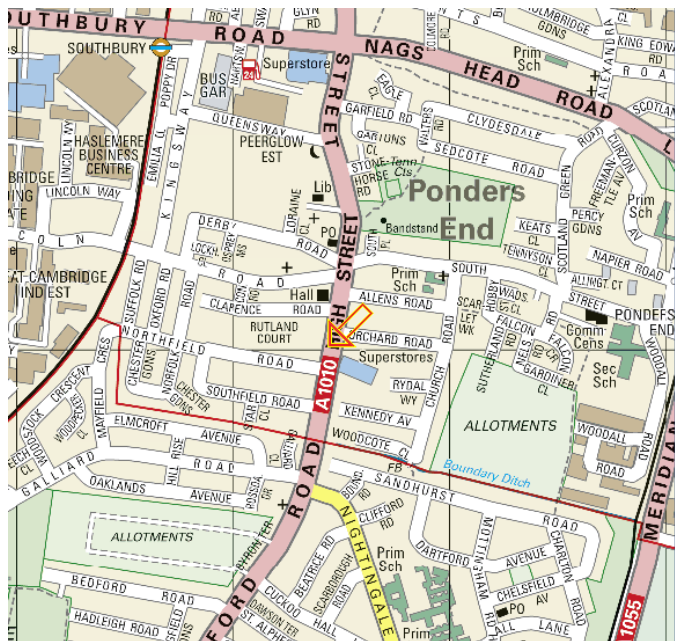
Description

A3/A5 glass fronted ground floor restaurant benefitting from outside seating, front take away area with a large rear dining area with bar.

It further benefits from a security roller shutter

Location

Located on the busy High St (A1010), in the heart of Ponders End opposite Asda, Poundland, Farm Foods and Poundstretcher.



Energy Performance Certificate (EPC)

Rating: D 78

The full EPC and recommendation report can be viewed and downloaded from our website

www.bowyerbryce.co.uk

Floor Areas

Floor areas are gross internal and approximate only

	Sq ft	Sq m
Retail Zone A	53.21	16.22
Retail Zone B	54.86	16.72
Internal Storage	46.46	14.16
Workshop	169.82	51.76
Staff Toilets		
Internal Storage	73.16	22.3
Kitchen	15.09	4.6
Internal Storage	28.90	8.81
Total	1441.50	134.57

Terms

The property is available on a new lease for a term to be agreed.

Price

£200,000

Rent

£ 18,000 pa exclusive

All prices are subject to VAT if applicable
SUBJECT TO CONTRACT

Business Rates

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Viewing

Strictly by appointment through Bowyer Bryce

Property Ref:

Contact



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