

CLASS E OPPORTUNITY

UPPER EDMONTON

104-110 FORE STREET



Description

Upper Edmonton is in the southern part of Edmonton, North London within the London Borough of Enfield, approximately 9 miles north of Central London. Edmonton's Silver Street Station connects the area directly to London Liverpool Street in just 35 minutes via the overground rail.

Prime retailing in Upper Edmonton is located along the subject Fore Street. Notable national retailers in the immediate vicinity include **Costa Coffee, Superdrug, Halifax, KFC, Subway** and **Pizza Hut**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over a ground floor banking hall with first floor providing the following approximate areas:

| | |
|-------------------------------|-------------------------------------|
| Ground Floor Sales | 3,181 sq. ft. (295.52 sq. m) |
| Ground Floor Ancillary | 1,146 sq. ft. (106.47 sq. m) |
| First Floor Ancillary | 296 sq. ft. (27.47 sq. m) |
| Total | 4,623 sq. ft. (429.46 sq. m) |

Plans of the accommodation are available on request. There is a car park at the rear of the building providing 3 car parking spaces.

User

The premises currently falls under Class E use.

Lease

The premises are available by way of assignment on the existing lease expiring on 4 September 2026. Alternatively, a new sublease may be available for a term to be agreed.

Rent

£80,000

per annum exclusive.

Subject to Contract

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

| | |
|-----------------------|---------|
| Rateable Value | £65,000 |
| UBR (24/25) | 0.546p |

All parties are to advised to make their own enquires to the relevant authority.

EPC

This property has an EPC rating of D 88. A full report is available upon request.

Service Charge

A service charge is payable. Details are available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

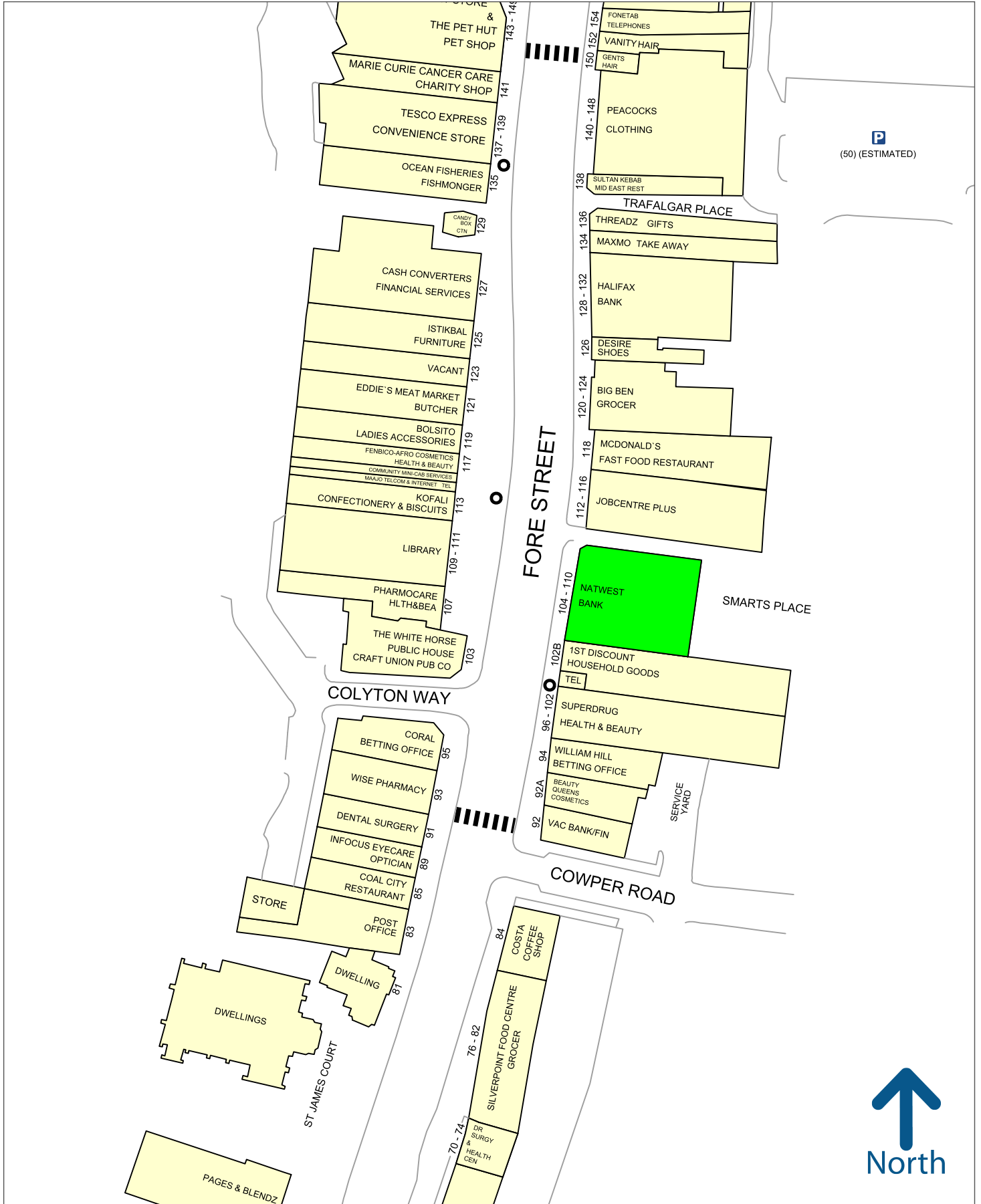
Strictly by appointment through sole agents, **Green & Partners**, contacting:

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In partnership with:





50 metres

Experian Goad Plan Created: 25/07/2024
Created By: Green and Partners



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