



Ordnance Road, Enfield, EN3 6AG
£15,000

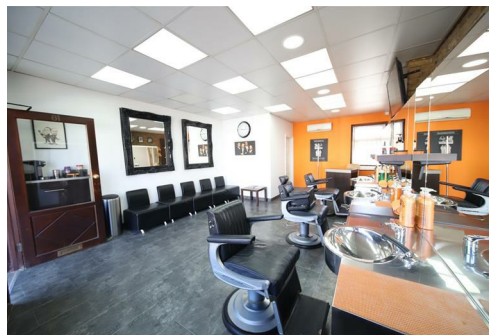
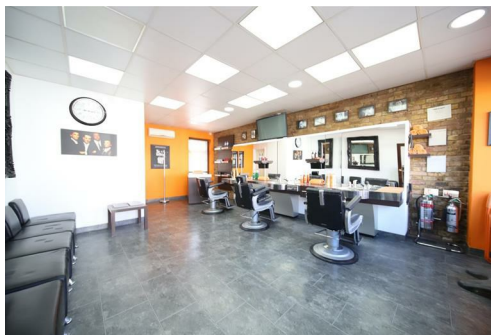
Unique Estates is delighted to present an exceptional opportunity to let a commercial shop located on Ordnance Road in Enfield. This shop is ideally situated within a short walking distance of Enfield Lock Train Station and the Hertford road, making it easily accessible for both customers and staff.

The shop is offered with a new lease, with flexible terms available, including options for a 10 or 15-year lease. One of the notable advantages of this property is that we have been informed that currently there are no business rates are payable, thanks to the small business discount, allowing for a more manageable financial commitment.

The shop boasts a fitted shop front, complete with electric shutters for added security. Inside, you will find a well-maintained space that includes a fitted kitchen and a WC, ensuring that it is ready for immediate use. The property is in very good condition throughout, making it an attractive option for a variety of businesses.

The annual rent for this commercial space is set at £14,000, with a premium of £15,000. Please note that the ingoing tenant will be responsible for covering the freeholder's legal fees.

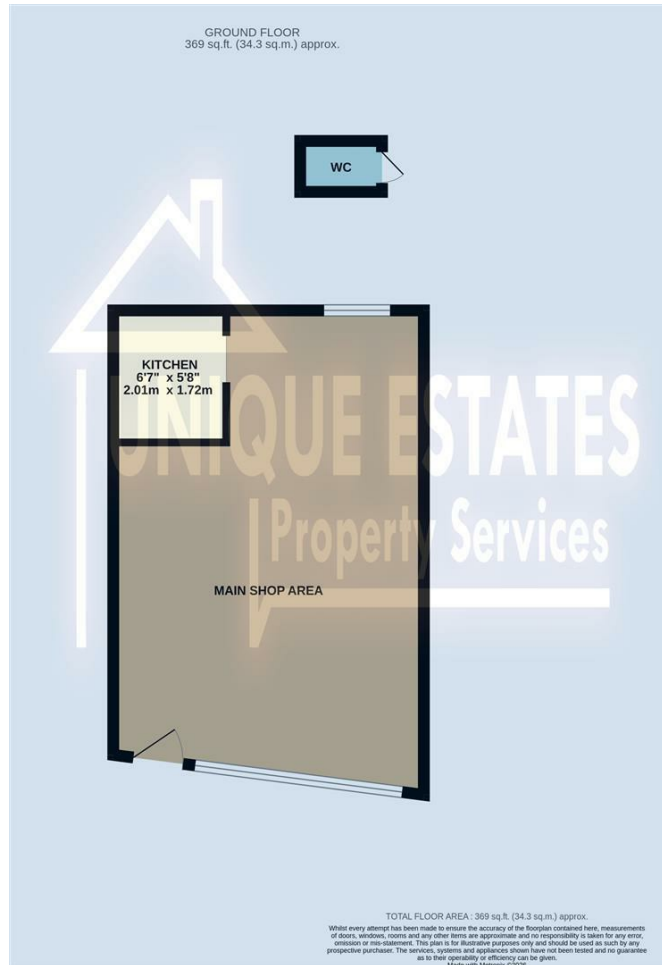
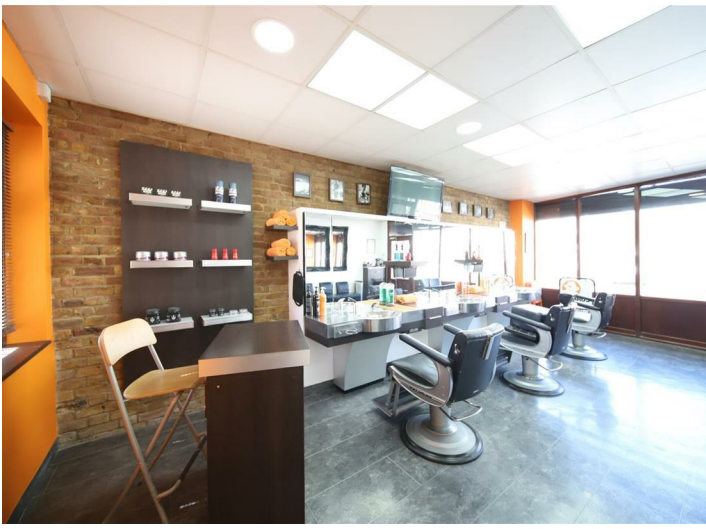
This is a fantastic opportunity for anyone looking to establish or expand their business in a vibrant area of Enfield. We encourage interested parties to act swiftly, as properties of this calibre do not remain available for long.



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Unique Estates Property Services Limited is a company registered in England 06392784 established in 2007, registered office 122 St Pancras Way, London, NW1 9NB.
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The property Misdescriptions Act 1991

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