



Chase Side, Enfield

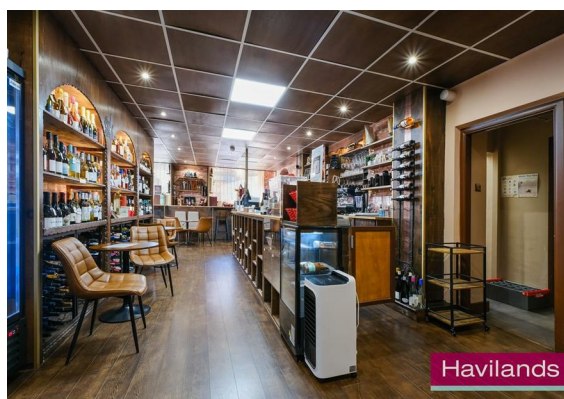
£2,500 Per Month

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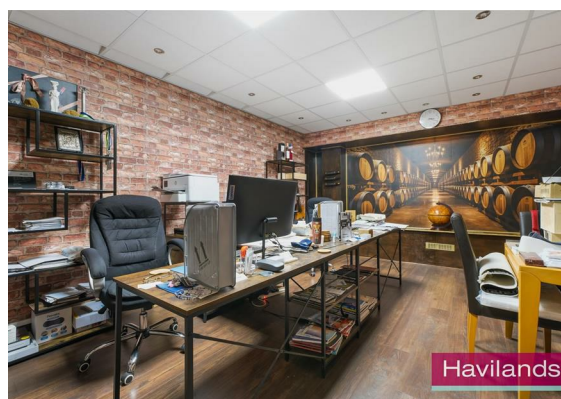
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- Commercial Retail Unit Remaining Lease of Two Years and Nine Months
- Class E Unit Comprised of 1,428 Sq Ft. All Fixtures and Fittings Included
- Four Customer Parking Spaces to Rear
- Wide Glazed Frontage; Main Shop Floor, Fitted Bar and Counter, Event Room, Store Room, Prep Kitchen, Cellar and W/C
- Fantastic Location Along Bustling Chase Side High Street close to Picturesque Chase Green and Affluent Part of Enfield Conservation Area
- Close to Enfield Chase National Rail (Moorgate approx. 30 mins) Enfield Town Overground (Liverpool Street approx. 30 mins) and Bus Routes Directly Outside
- Broad Customer Range with Strong Opportunity for Footfall
- Currently Operating as a Vibrant Wine Bar
- Subject to Initial Premium of £45,000



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Havilands are delighted to offer the remaining lease term on this COMMERCIAL, RETAIL UNIT with 2 years 9 months remaining on the lease. This Class E unit offers 1,428sq ft of flexible retail space, with wide frontage, mainly glazed, four customer parking spaces to the rear and a fantastic location along Chase Side, EN2.

Currently operating as a vibrant wine bar, the unit itself is comprised of main shop floor area with central fitted bar, counter and wall shelving, spacious event room, office, store room with rear access for deliveries, prep kitchen, cellar and w/c. All fixtures and fittings included.

This fantastic location along bustling Chase Side High Street close to picturesque Chase Green and affluent part of Enfield conservation area, neighbours include a variety of boutique shops so this unit is a perfect location for a broad customer range with a opportunity for strong footfall.

A short distance from Enfield Chase National Rail (Moorgate approx. 30 mins) Enfield Town Overground (Liverpool Street approx. 30 mins) and bus routes directly outside the unit.

This unit is also subject to an initial premium of £45,000.

Lease End Date: 1st July 2029

Rent: £2,500 Per Month

Commercial Usage: Class E

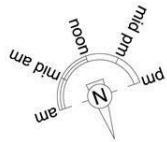
Fixtures and Fittings Included

Stock Not Included

For more images of this property please visit havilands.co.uk

Chase Side, EN2

Approximate Gross Internal Area = 1428 sq ft / 132.7 sq m



Ground Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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Measurer

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come by and meet the team

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