



WILLIAMSON
DACEIBROWN

PLEASE NOTE: The Landlords/Vendors are not obliged to accept any offers and will make their choice of tenant based on the suitability of the applicants, their financial status and the trade/business that is proposed. We will be pleased to answer any questions and look forward to your call.

Important Notices:

Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamsons Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract.

Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items in photographs are not necessarily included.

Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamsons Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings.

Williamson Dace Brown LLP is a limited liability partnership and is registered in England (OC327608), Registered address: 22 Cannon Hill, London, N14 6BY



54 Chase Side, Southgate, N14 5PA

- **£32,500 per annum exclusive.**
- **Large ground floor retail premises.**
- **Includes rear storage/ancillary space.**
- **VAT Applicable**

Prominent retail unit on Chase Side. Excellently located in a prime location in Southgate adjacent to Tesco Express and within walking distance of the underground services and local bus services. Local businesses include Tesco, WH Smith, McDonalds and Pizza Express.

This retail unit consists of a main trading area together with a kitchenette, rear ancillary space currently used for storage, a shower, male/female w/c's together with further storage space located at the rear of the shop. There is rear access to the car park behind for loading and unloading purposes only. There is pay and display street parking available on Chase Side.

Chase Side is a busy high street with large retailers such as WH Smith, Greggs, Tesco, HOB Salons, Pizza Express and McDonalds. The shop benefits from a large footfall, partly due to the excellent transport links (Southgate Underground station and bus stops opposite) and Asda supermarket at the end of Chase Side with a large car park.

Concrete floor covered with wood flooring. There is an air conditioning unit positioned within the premises. There are multiple electrical sockets throughout the unit.

The kitchenette includes a sink and various wall and base units. The property is accessed via the front door directly off Chase Side.

Accommodation

(all sizes approximate)

Main Retail Area

Retail depth: 10.55m (34.6ft)
Retail Width: 5.37m (17.6 ft)
Area: 58.06m² (624.95ft²)

Kitchenette

1.84m (6.03ft) x 2.61m (8.56ft)

Walk in Cupboard

1.2m (3.93ft) x 1.8m (5.9ft)

W/C's

Separate Male & Female W/C's
Shower Room.

Rear Storage Room I

5.82m (19.09ft) x 3.80m (12.46ft)
2.36m (7.74ft) x 3.70m (12.13ft)

Store Cupboard 2

0.9m (2.95ft) x 1.2m (3.93ft)

Net Internal Area

(Not including toilets or showers)
96.78m² (1041.7ft²)







Terms

The unit is available to rent under a Full Repairing and Insuring Lease for a period to be agreed at an initial rental of £32,500 per annum exclusive.

Deposit

A deposit of three to six months rent will be required to be held for the duration of the lease by the landlord subject to the receipt of satisfactory references.

References

The incoming tenant will be required to provide satisfactory references from their accountant, solicitor and current/previous commercial landlord. Photographic identification and proof of address is also required.

Planning

The property falls within the London Borough of Enfield and can be used for purposes under the Use Class Order E. All tenants are to satisfy themselves with regard to the Use Class Order.

Business Rates

The rates payable for the year 2023/2024 are estimated to be £2,869.25. Rateable Value will be £23,000. All applicants are advised to discuss any business rates queries with the London Borough of Enfield. Please note the above figure includes a retail discount and assumes the premises are for retail use.

Service Charge

TBC

VAT

The property is elected for VAT and therefore will be chargeable on the rent and service charge.

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Viewings By appointment only.

Contact

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