

Shop - Edmonton, N18

TO LET

168 Fore Street,
Edmonton N18 2JB

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Shop to let in the heart of Edmonton town centre
- Available with a new lease and no premium
- Approximately 1,024 square feet (95.19 sq m)
- Silver Street railway station approximately 0.2 miles away
- Easy access to the A406, A10 and M11

Location

The property is located on Fore Street (A1010) within the main shopping district of Edmonton town and close to the junction with the North Circular (A406). Silver Street railway station is approximately 0.2 miles away which offers a regular service to London Liverpool Street. The area is well served by buses. Nearby occupiers include Santander, Subway, Poundstretcher, KFC, Pizza Hut, McDonald's, and Paddy Power.

Description

Ground floor lock up shop most recently occupied by The Money Shop. The property is suitable for a range of uses, subject to appropriate consents being obtained. It is arranged over ground floor and is approximately 1,024 square feet (95.19 square metres). The property benefits from w/c, rear access, kitchenette, and air-conditioning (untested).

Interested parties are advised to make their own investigations with the local planning department as to the current permitted use of the property.

Business Rates

Ratable Value: £17,500
UBR (2019/20): 0.491
Rates Payable: £8,592.50

Interested tenants are advised to check with Enfield business rates department to independently verify the rates applicable for their intended use.

Terms

The property is available with new lease at £30,000 per annum with further terms to be agreed. All negotiations are strictly subject to contract.

Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should not be relied upon as fact, and any interested parties should satisfy themselves as to the accuracy of any statement. Unless otherwise stated, all prices and rents are exclusive of VAT and are subject to change. Harston&Co is the trading name of Harston Property Ltd registered in England No: 10618714.



Rent:

£30,000 per annum

Harston&Co

[harstonandco.co.uk](https://www.harstonandco.co.uk)

020 3371 0061

info@harstonandco.co.uk

[@harstonandco](https://www.instagram.com/harstonandco)

Atlantic Business Centre, 1 The Green, Chingford, London E4 7ES

Nick Harston

020 3371 0061

nick@harstonandco.co.uk

Erkut Enver

020 3371 0061

erkut@harstonandco.co.uk