



PER ANNUM

**£30,000 Per Annum**

**Genotin Road**

London, EN1 2AA

**PEACH**

ESTD.

1999



#### LOCATION

The unit is conveniently situated opposite Enfield Town Overground Station and a bus stop which services numerous routes. Enfield Town is celebrated for its diversity and offers a wide array of dining options, including a variety of restaurants, cafes, bars and shops along Church Street and the Palace Exchange Shopping Centre.

#### DESCRIPTION

The unit is one of 7 now available in this brand new international food court. The property was recently refurbished to a high standard with marble tables, featured lighting, each unit has it's own dedicated extraction and fresh air system. Each unit also benefits from having it's own meters. The food hall has both both seating and communal shared table seating and a bar. The property benefits from being in high footfall location with numerous schools and colleges and businesses and office workers in the immediate area.

#### ACCOMMODATION

Gross Internal Area: 110 Sq ft (10.2 Sq M)

#### AMENITIES

Modern design  
Extraction  
3 phase power  
High Footfall location  
Marble table tops  
featured lighting  
Disabled WC  
Male and Female toilets  
On site Bar

#### TERMS

New Lease - terms to be negotiated  
Estimated service charge: £400 - £600pcm

#### Business Rates

Parties are advised to make their own enquires with the local authority.











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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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