



**PRE-LET SOUGHT  
4 THE TOWN, ENFIELD, MIDDLESEX, EN2 - TO LET**

**SUPERB TOWN CENTRE RETAIL OPPORTUNITY IN ATTRACTIVE GRADE II  
LISTED BUILDING A1/A2 AND NOW WITH A3 USE**

**LOCATION**

The property is prominently located in the busy town centre of Enfield close to its junction with London Road. The subject property occupies a prominent trading position in the town centre. Nearby retailers include Pizza Express, William Hill, Winkworths and Nandos.

**ACCOMMODATION**

The property provides ground floor retail accommodation with ancillary first floor and basement store within a Grade II listed period property which has been the subject of a significant extension to the rear. Planning consent has just been obtained for A3 use and to extend the first floor to create the following net internal floor areas

<b>Ground floor</b>	<b>1,420 sq ft</b>
<b>First floor</b>	<b>1,370 sq ft</b>
<b>Basement</b>	<b>117 sq ft</b>

**AMENITIES**

- \* Period Grade II listed building
- \* Superb town centre location
- \* Planning consent for A3 use and ground and first floor extension
- \* A1/A2/A3
- \* Air conditioning in situ – not tested

**LEASE**

A new lease for a term by arrangement.

**RENT**

Upon application

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**VIEWING**

By appointment through joint sole agents,

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