

# PALACE SHOPPING ENFIELD

RETAIL • LEISURE • LIFESTYLE

H&M

M&S

next

COSTA

Boots

LIDL

Waitrose

## ENFIELD, UNIT 39 PALACE GARDENS, EN2 6SN

### CLASS E UNIT TO LET ON FLEXIBLE TERMS



#### LOCATION

Enfield Palace Shopping Centre comprises approximately 450,000 sq. ft of retail and leisure space, with retailers including **M&S**, **Next**, **H&M**, **Waitrose** and **Pearsons Department Store**.

The subject premises are located in Palace Gardens, near to **Clintons** and **Specsavers**, in the heart of the shopping centre.

#### TERM

A new ex-Act lease, with term certain to June 2026, subject to mutual break options.

#### ACCOMMODATION

Ground Floor

1,366 sq ft (126.90 sq m)

1st Floor Storage

808 sq ft (75.06 sq m)

#### RENT

£3,500 per calendar month, inclusive of service charge and insurance.

#### RATEABLE VALUE

Rateable Value - £47,750

UBR (2024/25) 49.9p

Interested parties are advised to make their own enquiries with the Local Authorities on 020 8379 4766.

#### EPC

Band D. Report available on request.

#### VIEWING

For further information, please contact the sole letting agents.

**Subject to Contract**

**May 2024**

DUNCAN KITE

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07974 215 337

CALLUM STEPHENSON

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**GCW.**

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