



Main Road, Gidea Park, RM2 5HA

£18,000 Per Annum



****GREAT LOCATION FOR A NEW BUSINESS OPPORTUNITY WITH ALLOCATED PARKING AND REAR ACCESS. ON MAIN ROAD, RM2 - WALKING DISTANCE TO GIDEA PARK STATION (ELIZABETH LINE) - 670 SqFt (floor plan available)****

OC Commercial would like to offer a fantastic opportunity to take over a lock-up commercial unit located in the much sought-after Gidea Park area. Ideally located within walking distance from local amenities and public transport links, including Gidea Park Rail Station (Elizabeth Line).

Other benefits include a large shopfront on a busy road with heavy footfall Main Road, RM2), and 1 allocated parking space at the rear of the commercial with a rear entrance to the premises.

THE LANDLORD IS WILLING TO OFFER A 2-MONTH RENT-FREE PERIOD TO THE INCOMING TENANT, TO COMPENSATE FOR THE WORK REQUIRED IN THE PROPERTY.

IMPORTANT NOTICE: THE PROPERTY IS NOT SUITABLE FOR A RESTAURANT OR HOT FOOD TAKEAWAY, AS REQUESTED BY THE LANDLORD

LEASE TERM: New Full Repairing and Insuring (FRI) lease for a term to be agreed upon, subject to periodic upwards-only rent reviews. (Minimum 5-year lease)

RENT: £18,000 Per Annum (payable quarterly)

DEPOSIT: 3 months

RATES: Small business rates relief upon application to local authority

EPC: TBC

VAT: N/A

SERVICE CHARGE: N/A

PREMIUM/GOODWILL: Open to offers (ask the office for further information)

LEGAL COSTS: Tenant and Landlord to pay their own solicitor's fees

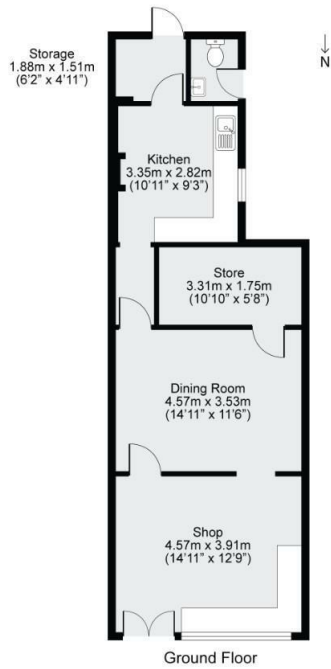
- WALKING DISTANCE TO GIDEA PARK RAIL STATION (ELIZABETH LINE)
- 670SqFt
- NEW BUSINESS OPPORTUNITY
- SHOP FRONT
- ALLOCATED PARKING
- ADDITIONAL ACCESS VIA REAR ENTRANCE
- SITUATED ON A BUSY ROAD WITH HEAVY FOOTFALL
- IMPORTANT NOTICE: THE PROPERTY IS NOT SUITABLE FOR A RESTAURANT OR HOT FOOD TAKEAWAY, AS REQUESTED BY THE LANDLORD

Viewing

Please contact our OC Homes Gidea Park Office on 01708989888

if you wish to arrange a viewing appointment for this property or require further information.





GROSS INTERNAL AREA: 62.3sqm / 670.6sqft
 TOTAL STORAGE SPACE: 0.0sqm / 0.0sqft
 EXTERNAL STRUCTURAL FEATURES: 0.0sqm / 0.0sqft
 RESTRICTED FLOOR HEIGHT: 0.0sqm / 0.0sqft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.