

Draft Particulars Only

*GROUND FLOOR SHOP
LEASE ASSIGNMENT*

**HEDDON COURT PARADE
COCKFOSTERS ROAD
EN4 0DB**



Location:

Situated on Heddon Court Parade part of parade of shops on Cockfosters Road, there are a variety of independent shops, restaurants and cafes nearby, with Cockfosters Station (Piccadilly Line) being a short walk away.

Description:

A ground floor retail unit, currently Class E use, approx. 925sqft. The property is in good condition, benefitting from suspended ceilings, LED lighting, CCTV, Air Conditioning, electric shutters, rear access and parking to rear.

Currently held on a 15 year lease from 2016 with five year rent reviews, the next review is in 2026. Approx 6 years remain unexpired.

An early viewing is strongly advised.

TERMS:

- Rent:** Passing rent £26,500 pax
- Premium:** Offers sought in excess of £45,000 for fixtures fittings and goodwill. Container at rear by separate negotiation.
- Lease:** By way of an assignment of existing lease
- Business Rates:** Rateable Value for 2025/26 is currently £24,500 pa. All interested parties should make their own enquiries either via London Borough of Enfield or via www.voa.gov.uk.
- CEPC:** D rating (92) valid until 12/01/26
- Legal Costs:** Each party to be responsible for their own legal costs.
Ingoing tenant to be responsible for landlords assignment costs.

Anti-Money Laundering: In accordance with revised Anti Money Laundering Regulations two forms of ID and confirmation of funds will be required by the successful applicant. This will apply to landlords/vendor and tenant/purchaser and any other party with a relationship with the property.

Viewing: Strictly by appointment only through owners agents
Grovelands 020 8731 9777 www.grovelands.net

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