



RETAIL PREMISES TO LET

11 Aldermans Hill, London N13 4YD

Ground Floor Retail Unit – 1,191 sq ft

£36,000 per annum (exclusive)

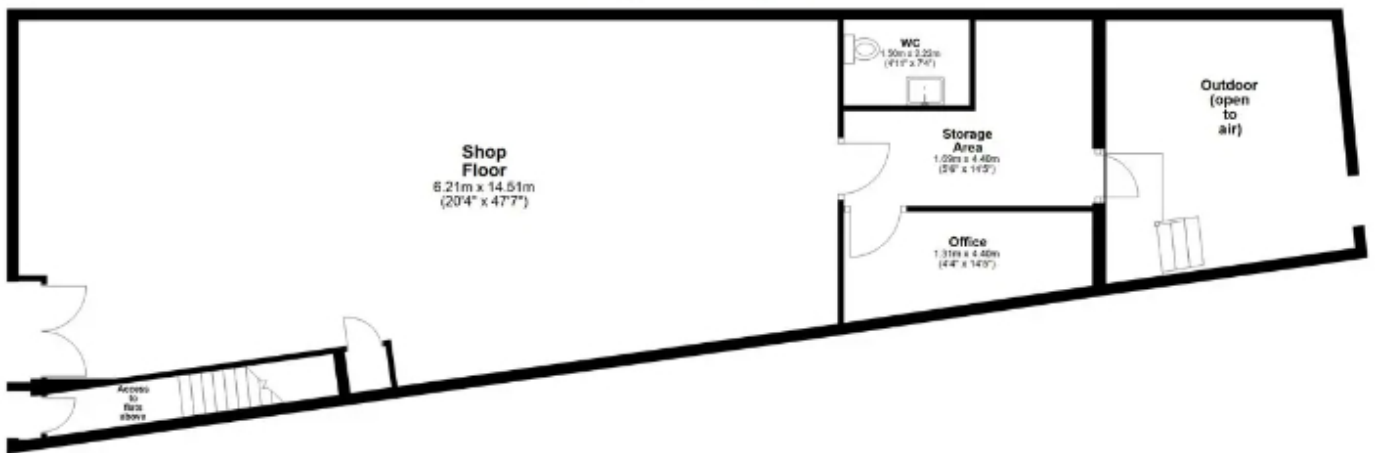


Ground Floor Plan



Ground Floor

Main area: approx. 110.7 sq. metres (1191.5 sq. feet)
Plus outdoor, approx. 18.4 sq. metres (197.5 sq. feet)



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Property Overview

A well-located retail premises offering prominent shopfront accommodation with additional outdoor space situated at the rear.

The property dates from circa 1900 and retains period character while offering practical, usable internal space.

This ground floor unit extends to approximately 1,191 sq ft of internal accommodation, providing flexible open-plan sales space suitable for a variety of retail, showroom or service uses (subject to any necessary consents).

The premises benefits from being in close proximity to various public transport links, including Palmers Green Mainline Station and major bus routes.

Early viewing is strongly advised.





Key Details

- **Net Internal Area:** approx. 1,191 sq ft
- **Rent:** £36,000 per annum
- **Premium:** £nil
- **Lease Type:** Assignment
- **Lease Basis:** Full Repairing and Insuring
- **Term:** Negotiable
- **Business Rates:** Interested parties should make their own enquiries to the London Borough of Enfield or the Valuation Office Agency.
- **EPC:** Energy rating D
- **Availability:** From June 2026
- **Deposit:** 3 months' rent
- **VAT:** Rent and service charge subject to VAT
- **Legal Costs:** Each party to be responsible for their own legal costs with the incoming tenant to be responsible for the Landlord's reasonable costs.

Viewing & Further Information

Viewing is strictly by appointment only and enquiries should be made to:

Argo Assets Limited
T: 020 3576 4540
E: lettings@argoassets.co.uk

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