

Rare Concession Opportunity Enfield

Second Floor, Pearsons
Enfield, EN2 6LJ

Key information

- A rare 2nd-floor concession opportunity within a major department store
- Tailored concession arrangements will be considered.
- Size: **1,000 - 7,470 sq ft** available
- Rent: Upon Application
- Subject to vacant possession



Contact

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Location

Enfield is an affluent suburb of North London, approximately 10 miles north of Central London. The area benefits from excellent transport connectivity, with regular rail services from Enfield Town and Enfield Chase providing direct access into Liverpool Street and Moorgate, as well as convenient road links via the A10 and M25.

Enfield benefits from a strong retail and leisure environment in Enfield Town, which attracts consistent footfall. The area is home to a mix of national and independent retailers, alongside cafés, restaurants and leisure operators, creating a vibrant and well-supported commercial location.

Accommodation

The available space is located on the second floor of the department store. A range of sizes available between **1,000 and 7,740 sq.ft.**, subject to vacant possession.

Further detail and floor plans available upon request.

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Pearsons Department Store

Pearsons is a long-established, family-owned department store and the anchor of the Palace Exchange Shopping Centre. This opportunity offers the chance to trade alongside leading brands including **Le Creuset, Joseph Joseph, Tumi, Dyson, Nespresso and Tempur, amongst other brands.**

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Terms

Available by way of a new licence.

Energy Performance Rating

The Department store has an Energy Performance Asset Rating B – 32.



Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

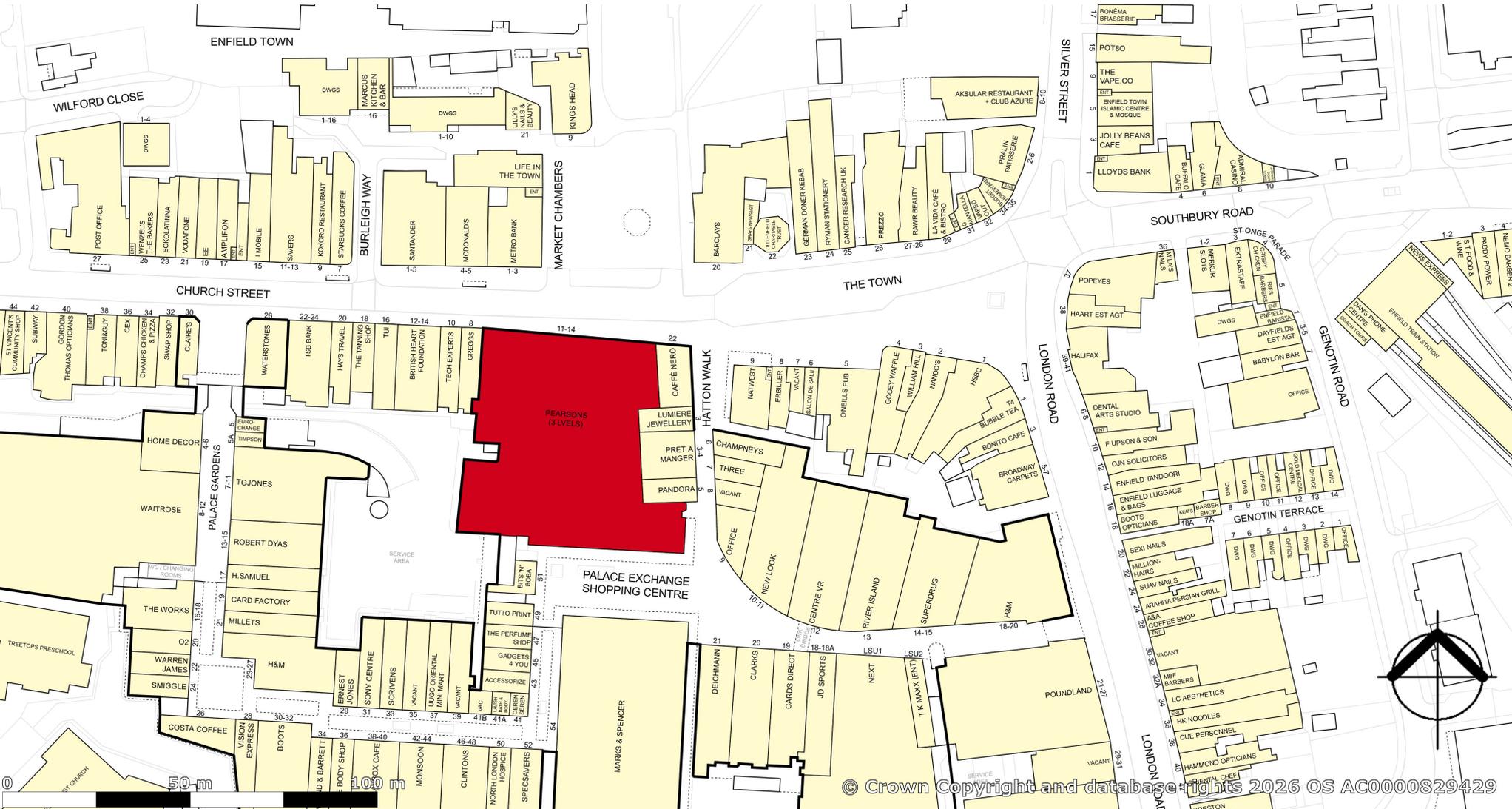
The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewing

Strictly via the joint letting agents only.



Location Plan



Retail Unit To Let – Enfield

RAPLEYS

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