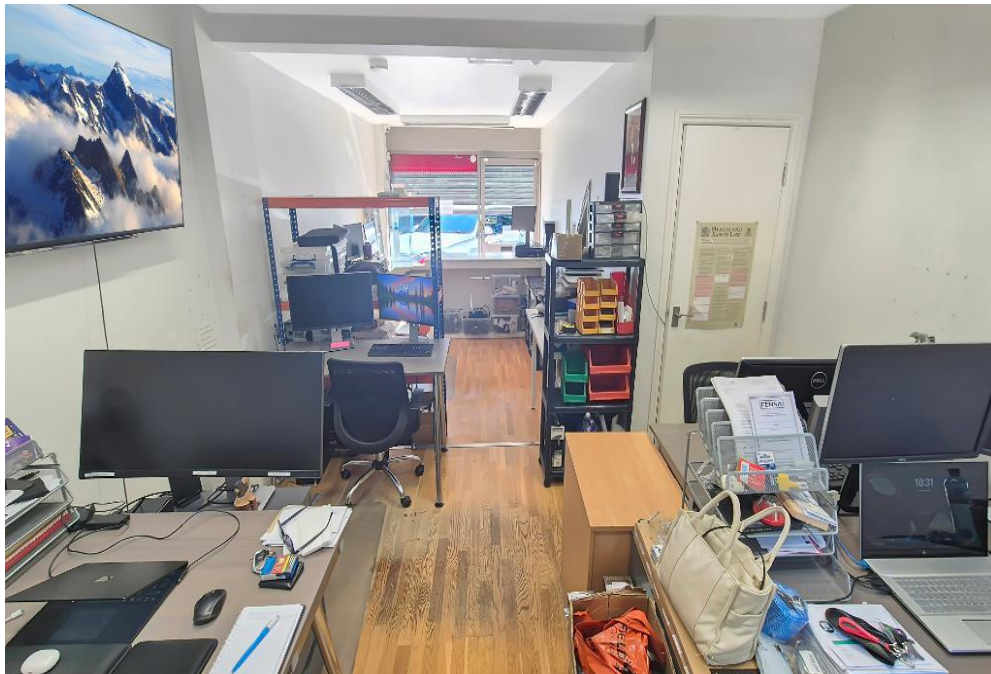




**KINGSLY ESTATE AGENTS**

**Commercial for Rent - £2,000 per month**

Hertford Road, Enfield, London, UK, EN3 5AX



• GROUND FLOOR SHOP • FIRST FLOOR FLAT • NEW LEASE AVAILABLE

☎ 02088 844 844

✉ [info@kingsly.group](mailto:info@kingsly.group)

📍 315 Chase Road, Southgate, London N14 6JT

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Reg. Company: Kingsly Estate Agents Limited. Reg. Number: 15835275  
Reg. Address: 5 Braemore Court, Cockfosters Road, Barnet, EN4 0AE, England

## Description

An excellent opportunity to lease a mixed-use property in a prominent position along the thriving Hertford Road in Enfield. This property is available with a new Full Repairing and Insuring (FRI) lease, offering flexibility for a range of businesses.

### Ground Floor Commercial Unit

The ground floor comprises a well-sized retail or office space with excellent frontage onto Hertford Road, ensuring high visibility and footfall. The commercial premises benefit from:

- A self-contained kitchen area
- Access to a private rear garden
- WC facilities

This space would be ideal for a variety of occupiers, including convenience stores, takeaways, salons, or professional services (subject to planning where required).

### First Floor One-Bedroom Flat

Accessed via a separate entrance, the first floor offers a well-proportioned one-bedroom flat. Accommodation includes:

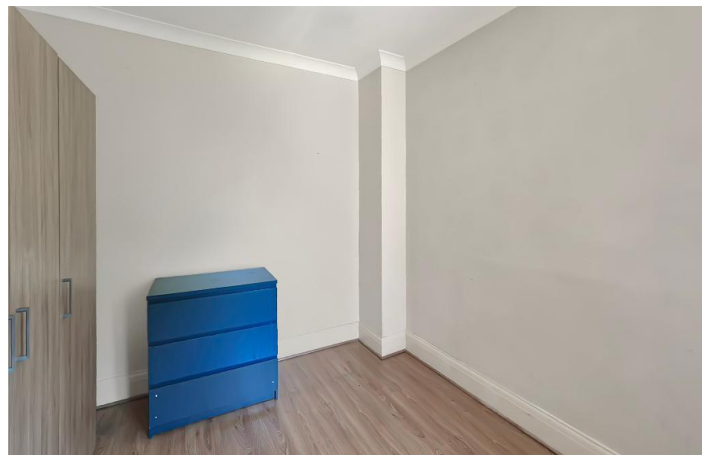
- A spacious living area
- Separate kitchen
- Double bedroom
- Bathroom

This self-contained unit is suitable for private rental, owner-occupier use, or as staff accommodation linked to the commercial unit below.

## Location

Situated on the busy Hertford Road corridor, this property benefits from excellent exposure in a well-established parade of local shops and services. The location enjoys strong transport connections, with Brimsdown and Southbury Stations nearby, offering regular rail services into central London.

The area is well-served by bus routes and benefits from steady pedestrian and vehicular traffic, making it an attractive location for business operators and tenants alike. Local amenities, schools, and green spaces such as Durants Park are all within easy reach, enhancing the appeal of this well-positioned property.



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