



## 66 High Street

Ponders End, Enfield, EN3 4ER

### High Street Restaurant Premises - Premium: £80,000

1,110 sq ft  
(103.12 sq m)

- Fully fitted commercial kitchen
- Turnkey restaurant opportunity
- Ancillary storage
- Rear access
- Established hospitality layout

# 66 High Street, Ponders End, Enfield, EN3 4ER

## Summary

<b>Available Size</b>	1,110 sq ft
<b>Rent</b>	£18,000 per annum
<b>Rates Payable</b>	£5,539 per annum
<b>Rateable Value</b>	£14,500
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

A substantial fully fitted restaurant premises arranged predominantly over ground floor level, providing a rare turnkey opportunity for restaurant, takeaway or catering operators. The property benefits from an extensive commercial kitchen with extraction, multiple preparation areas, cold storage facilities and ancillary staff accommodation throughout. To the front, the premises offer a well-presented customer seating area suitable for dine-in trade. The accommodation has been configured to support high-volume food operations and would suit a variety of hospitality occupiers seeking a fitted space with minimal additional capital expenditure required. Further benefits include rear access, external storage space and extensive ancillary accommodation.

## Location

The property occupies a prominent roadside position along Hertford Road within the well-established Ponders End area of Enfield, benefiting from strong visibility and consistent levels of passing traffic throughout the day. The surrounding parade comprises a diverse mix of independent retailers, restaurants, takeaway operators and service-led businesses, creating a vibrant local trading environment. Nearby occupiers include ASDA, Poundland, Farmfoods, Tesco Extra and a range of established local businesses which help drive regular footfall to the area. The location serves a densely populated residential catchment and benefits from excellent connectivity via nearby bus routes, together with Southbury and Ponders End stations within easy reach.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,110	103.12	Available

## Viewings

Strictly by appointment only

## Terms

An assignment of an existing lease which is Outside the LTA Act of 1954 expires in September 2023

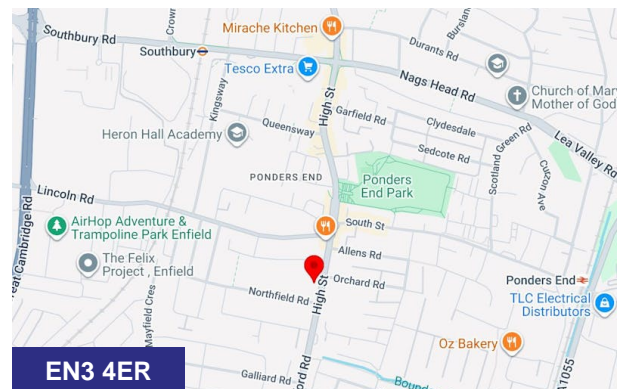
Upcoming Rent Review: September 2029

## Premium

£80,000

## Building Insurance

£700 pa



## Viewing & Further Information

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