

**223 BAKER STREET, ENFIELD  
MIDDLESEX, EN1 3LA**



**A NEW BUILD SHOP/CATEGORY E  
PREMISES**

**2,262 SQ FT**

**TO LET - NEW LEASE**

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**LOCATION:** Number 223 stands on the eastern side of Baker Street immediately opposite Bell Road and the North London Music Centre, whilst being just along from Coral Betting, One Stop Supermarket and the Anaar Food Centre, approximately 0.75 miles due north of Enfield town centre and 0.15 miles south of Lancaster Road at the junction of which there is the Hop Poles public house.

**DESCRIPTION:** The site is that of the former Old Bell public house which has since been demolished and redeveloped to provide a substantial ground floor retail/commercial floor space with 9 self contained flats above. The ground floor parts have a substantial frontage onto Baker Street.

Maximum internal width	-	47' 6"
Maximum build depth	-	70'
<b>Total ground floor</b>	-	<b>2,262 sq ft</b>

All dimensions and floor areas are approximate.

- \* Complete open plan floor space
- \* Rear pedestrian access
- \* 9' 6" to underside of first floor beam
- \* Utility connections

**TERMS:** The entire to let on a new lease.

**RENT:** Upon application.

**VAT:** Applicable.

**RATEABLE VALUE:** Yet to be assessed.

**EPC:** To follow.

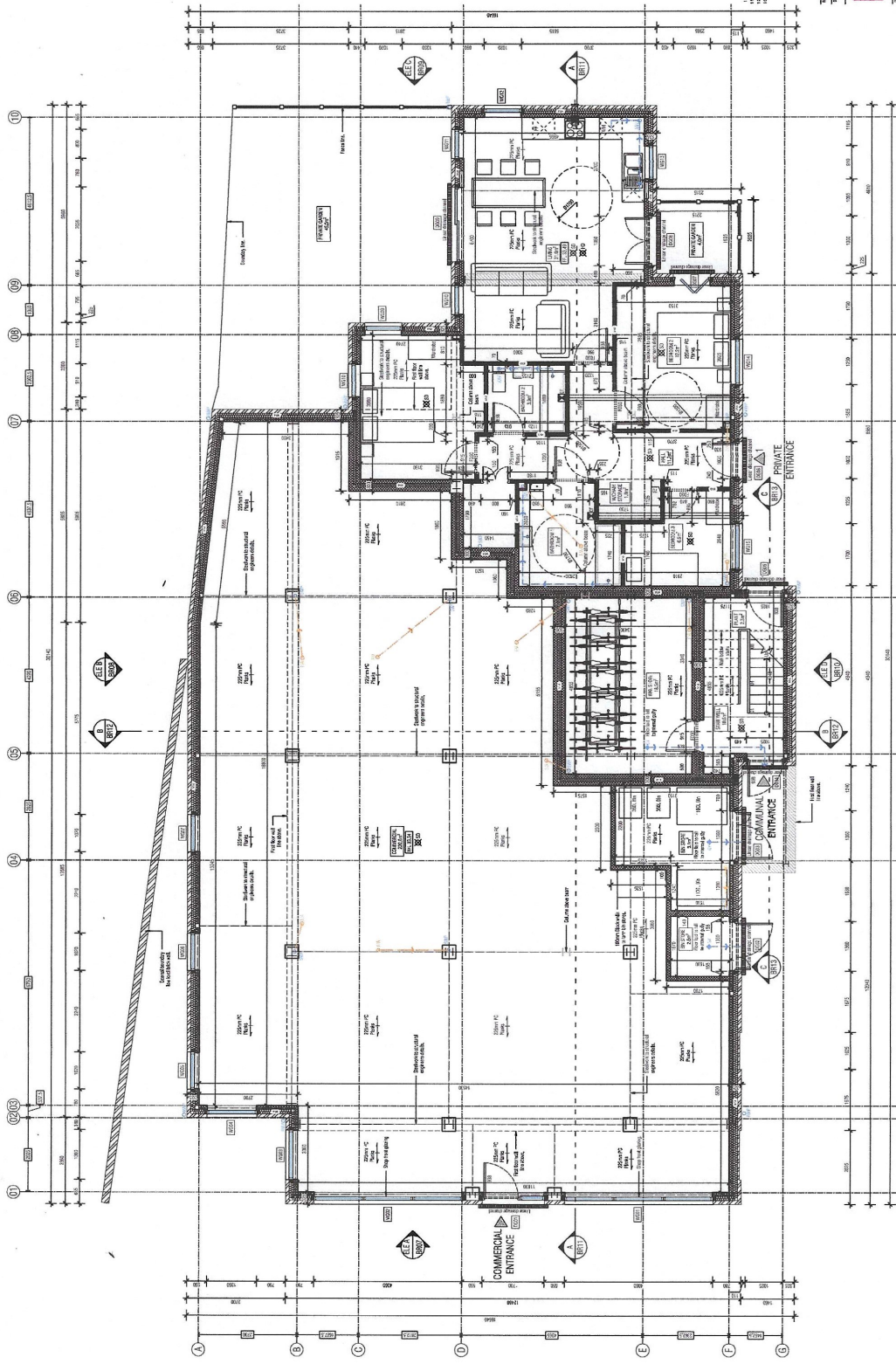
**SERVICE CHARGE:** TBA.

**VIEWING:** Strictly appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

**C4775**



NOTES



Proposed Ground Floor Plan  
1:500

**NOTES**

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
2. ALL WALLS ARE 230mm THICK UNLESS OTHERWISE STATED.
3. ALL FLOORS ARE 100mm CONCRETE ON 100mm POLYSTYRENE INSULATION UNLESS OTHERWISE STATED.
4. ALL ROOFS ARE 150mm POLYSTYRENE INSULATION ON 150mm CONCRETE UNLESS OTHERWISE STATED.

**BUILDING REGULATIONS**

**bryant + moore**  
ARCHITECTS  
100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

**DATE** 12.03.21  
**SCALE** 1:500  
**PROJECT** PROPOSED GROUND FLOOR PLAN  
**REVISION** 2

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