

# ENFIELD - SECOND FLOOR PEARSONS ENFIELD, EN2 6LJ

## RARE CONCESSION OPPORTUNITY



- 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 MAC, Bobbi Brown, GANT, Le Creuset, Joseph Joseph, Tumi, Dyson, Nespresso and Tempur, amongst other brands.
- A rare 2<sup>nd</sup> - floor concession opportunity within a major department store
- Tailored concession arrangements will be considered
- Size 1,000 - 7,470 sq ft available

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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.

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## TERMS

Available by way of a new licence.

## EPC

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

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## FLOOR AREA

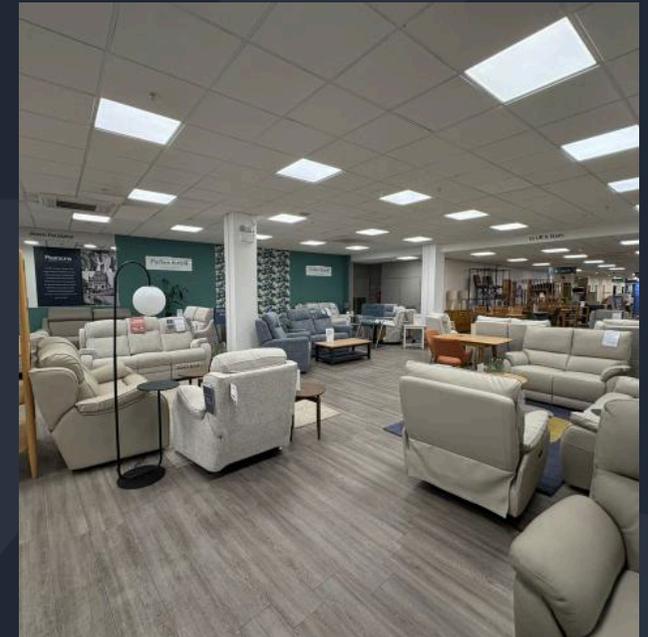
The available space is located on the second floor of the department store and adjacent to the store's hugely successful Skylight Restaurant.

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.

## RENTAL

Fully inclusive of rent, business rates and service charge and exclusive of VAT, upon application.



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## AML

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed.

An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

## VIEWING

For an appointment to view, please contact:

Andrew Criss  
07831 213 396  
andrewc@jacksoncriss.co.uk

Jacob Matthews  
07817 722 323  
jacobm@jacksoncriss.co.uk

Alternatively, please try our joint agent Rappleys:-

Ella Traynor  
07958 028582  
ella.traynor@rappleys.com

Lewis Sinclair  
07908 227 966  
lewis.sinclair@rappleys.com

Subject to Contract

# JACKSON CRISS

jacksoncriss.co.uk

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