



GILMARTIN LEY

Freehold shop with rear vehicular access

Free parking directly outside

1 Kemble Parade
High Street,

POTTERS BAR, EN6 5AP



Area

Net Internal Area: 69 sq.m. (747 sq.ft.)

Price

£195,000 subject to contract



Property Description

The property comprises a ground floor retail shop (Use Class A1) forming part of Kemble Parade which is set behind a slip road with free one hour parking provision.

The shop has the benefit of rear vehicular access and off street parking for one car. There is a small garage which has been converted for storage purposes.

- > Aluminium framed and glazed shop front
- > Tiled floor to front retail area
- > Kitchenette
- > Toilet
- > External stores
- > Rear car parking space



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Main retail area	54.72	589	
Rear store	3.41	36	
Store (former garage)	11.28	121	
Car space			

Property Location

The subject property is located in Kemble Parade on the east side of High Street (A1000) just north of the junction with Southgate Road (A111) / Mutton Lane (B556).

Potters Bar mainline station, with a journey time of 20 minutes to London Kings Cross, is approximately two-thirds of a mile to the north-west. Junction 24 of the M25 is within easy access.

The property is opposite the BP petrol station with M & S Simply Food, Ladbrokes adjoin the subject property and the Co-Op is also in proximity.

2010 Rateable Value £8700.00

Estimated Rates Payable £3224 per annum

Service Charge p.a.

Terms Freehold for sale with full vacant possession

Legal Fees: Each party bears own legal fees

Local Authority: Hertsmere Borough Council

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/20325>
Floor Plan

Last Updated: 01 Jul 2011

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Our ref: 20325

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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