

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



Free parking directly outside



#### **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

http://www.gilmartinley.co.uk/properties/for-sale/shops-a1/potters-bar/potters-bar/en6/20325

Property Investment and Development Consultants Commercial Estate Agents and Valuers Chartered Surveyors and Estate Managers Property Experts for North London Gilmartin Ley Alfred Imber House, 62a Highgate High Street Highgate, London N6 5HX www.gilmartinley.co.uk *Our ref: 20325* 



# AccommodationArea sq.m.Area sq.ft.CommentsMain retail area54.72589Rear store3.4136Store (former garage)11.28121Car 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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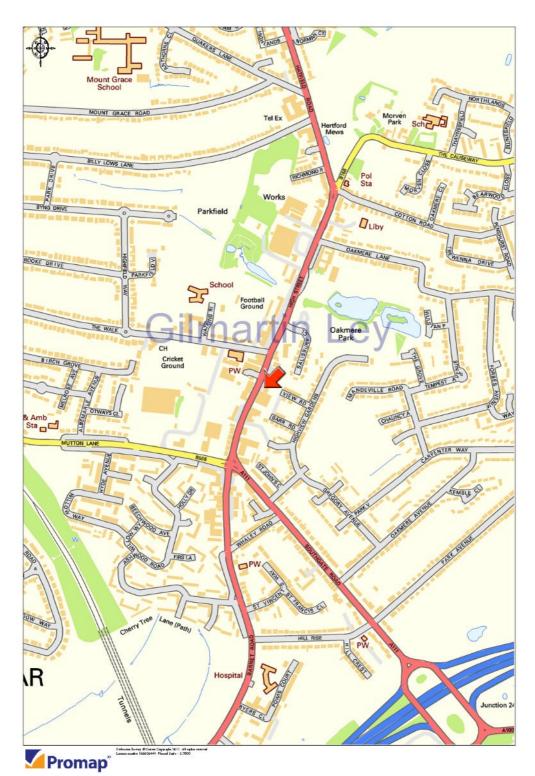
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