



GILMARTIN LEY

## Prominent High Street A2 Office / Retail Unit - Potters Bar EN6

**12 High Street,  
Potters Bar,  
POTTERS BAR, EN6 5AF**



### Area

Gross Internal Area: 138 sq.m. (1,485 sq.ft.)

### Rent

£25,000 per annum (approx.  
£2,083 monthly) subject to  
contract



### Property Description

This A2 office has a double fronted shop front, offering excellent prominence and display facilities.

The property is currently fitted as predominantly open plan, air conditioned offices, with a partitioned managers office.

In addition, the property has the benefit of WC facilities, a kitchen, plus two external stores, rear access and three allocated car parking spaces.

- > Prominent location
- > Excellent communications via road and rail
- > 3 car parking spaces
- > Double fronted, glazed shop front
- > Air conditioning
- > WCs, kitchen and separate storage
- > Shop frontage approximately 46 ft wide



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Accommodation	Area sq.m.	Area sq.ft.	Comments
A2 Office / Shop	138.33	1488	

## Property Location

The property occupies a highly visible position in the High Street, Potters Bar at its junction with Mutton Lane, Southgate Road and Barnet Road. It has the benefit of a high level of passing traffic.

Potters Bar is a high quality residential area with established shopping and excellent transport links. It is on junction 24 of the M25 and has an excellent rail service to the City and West End of London.

**2010 Rateable Value** £20500.00

**Estimated Rates Payable** £8733 per annum

**Service Charge p.a.** N/A

**Premium** Nil

**Terms** A new fully repairing and insuring lease is available on terms to be agreed

**Legal Fees:** Both parties' legal fees borne by incoming tenant

**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/21636>

Floor Plan  
Energy Performance Certificate

**Last Updated:** 24 Mar 2014

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Our ref: 21636

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

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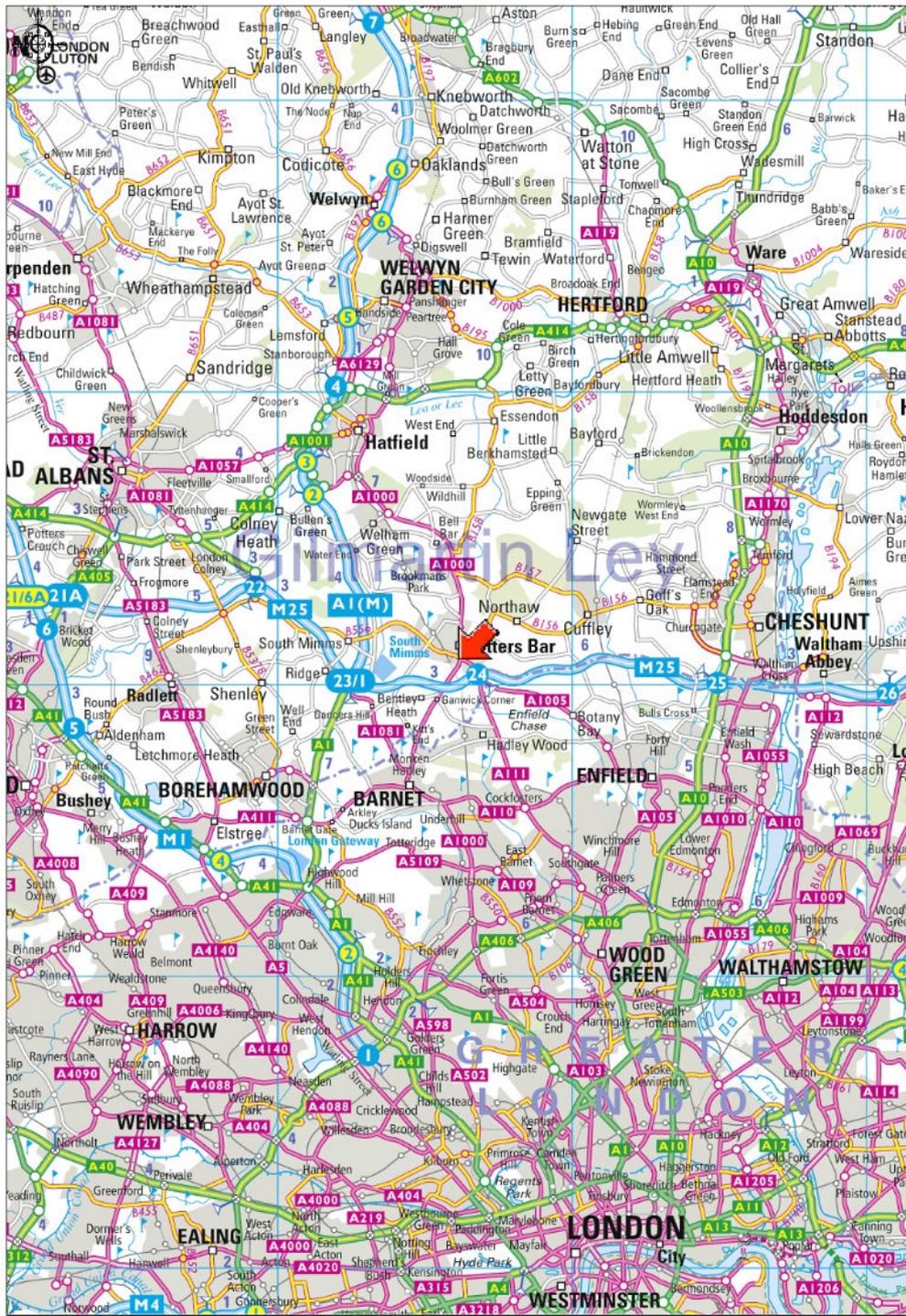
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