



Prominent Shop and First Floor Offices To Let - Potters Bar EN6

New lease available

GILMARTIN LEY

16 High Street,

POTTERS BAR, EN6 5AF



Area

Net Internal Area: 117 sq.m. (1,263 sq.ft.)

Rent

Rent on Application



Property Description

This ground floor shop and versatile first floor office offers excellent prominence to the High Street.

The property is currently fitted as predominantly open plan retail space at ground floor level, with versatile commercial accommodation on the first floor. The property also benefits from staff toilets, kitchenette and ancillary storage rooms.

There are entrances to the property from the High Street retail frontage, the south flank wall and double doors to the rear of the property.

The property benefits from one demised car parking space.

- > New fully repairing and insuring lease available
- > Prominent location
- > Exceptionally high ceilings at first floor level
- > WC, kitchen and ancillary storage
- > Excellent communications via road and rail

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	63.71	685	
First Floor	53.64	577	



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Property Location

The property occupies a highly visible position in the High Street, Potters Bar, just along from the junction with Mutton Lane, Southgate Road and Barnet Road. It has the benefit of a high level of passing traffic. Nearby occupants include Tesco, Marks and Spencer's, Co-op, Ladbrokes, and a host of independently run shops, pubs and restaurants.

Potters Bar is a high quality residential area with established shopping and excellent transport links. It is on junction 24 of the M25.

Potters Bar Railway Station is 0.8 miles west of the property, which provides frequent services to King's Cross Station in less than 20 minutes journey time.

2017 Rateable Value £13500.00

Estimated Rates Payable £3240 per annum

Service Charge p.a. TBC

Premium Nil

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

Legal Fees: Each party is to bear its 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/23276>
Energy Performance Certificate

Last Updated: 04 Oct 2019

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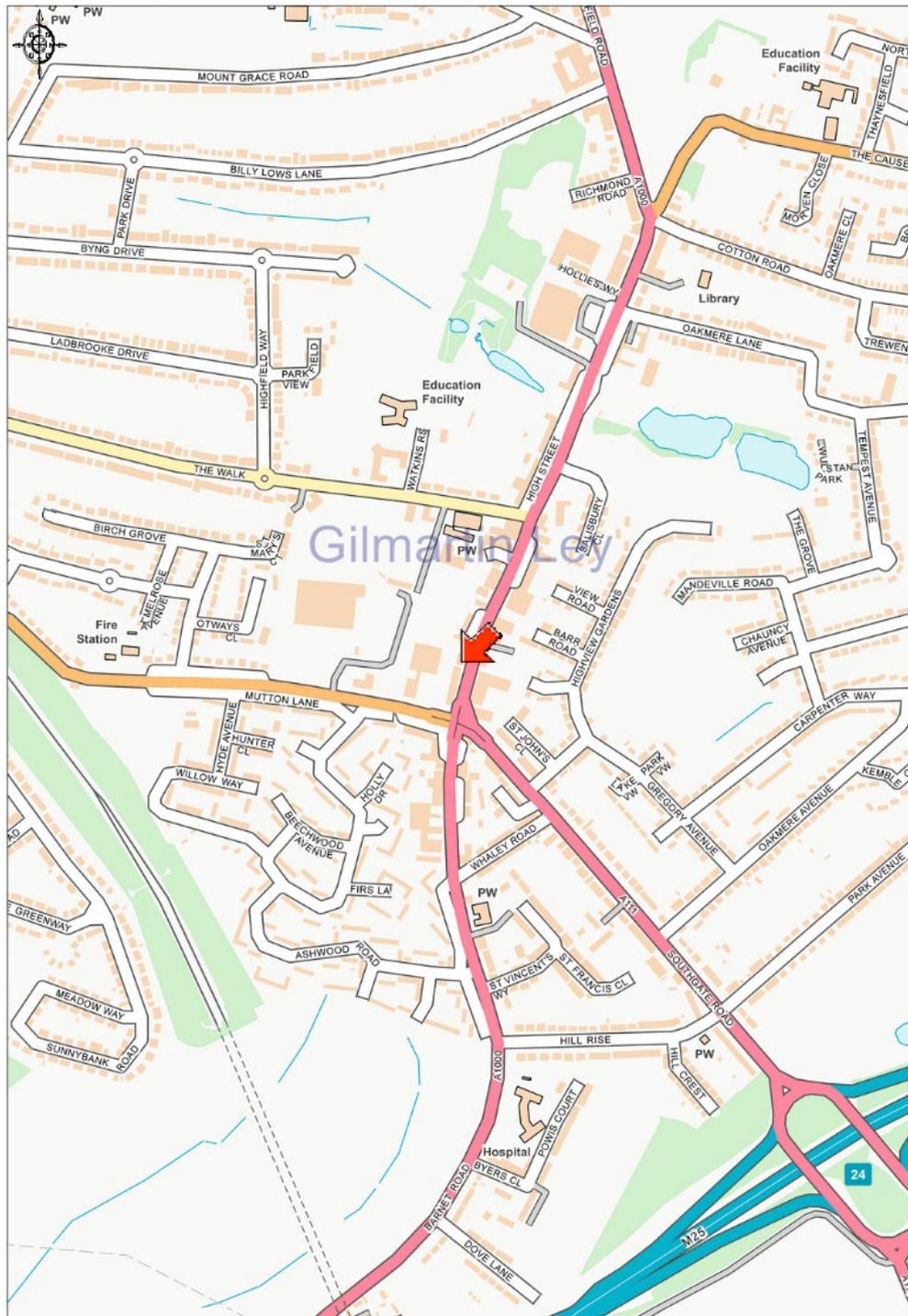


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Our ref: 23276

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

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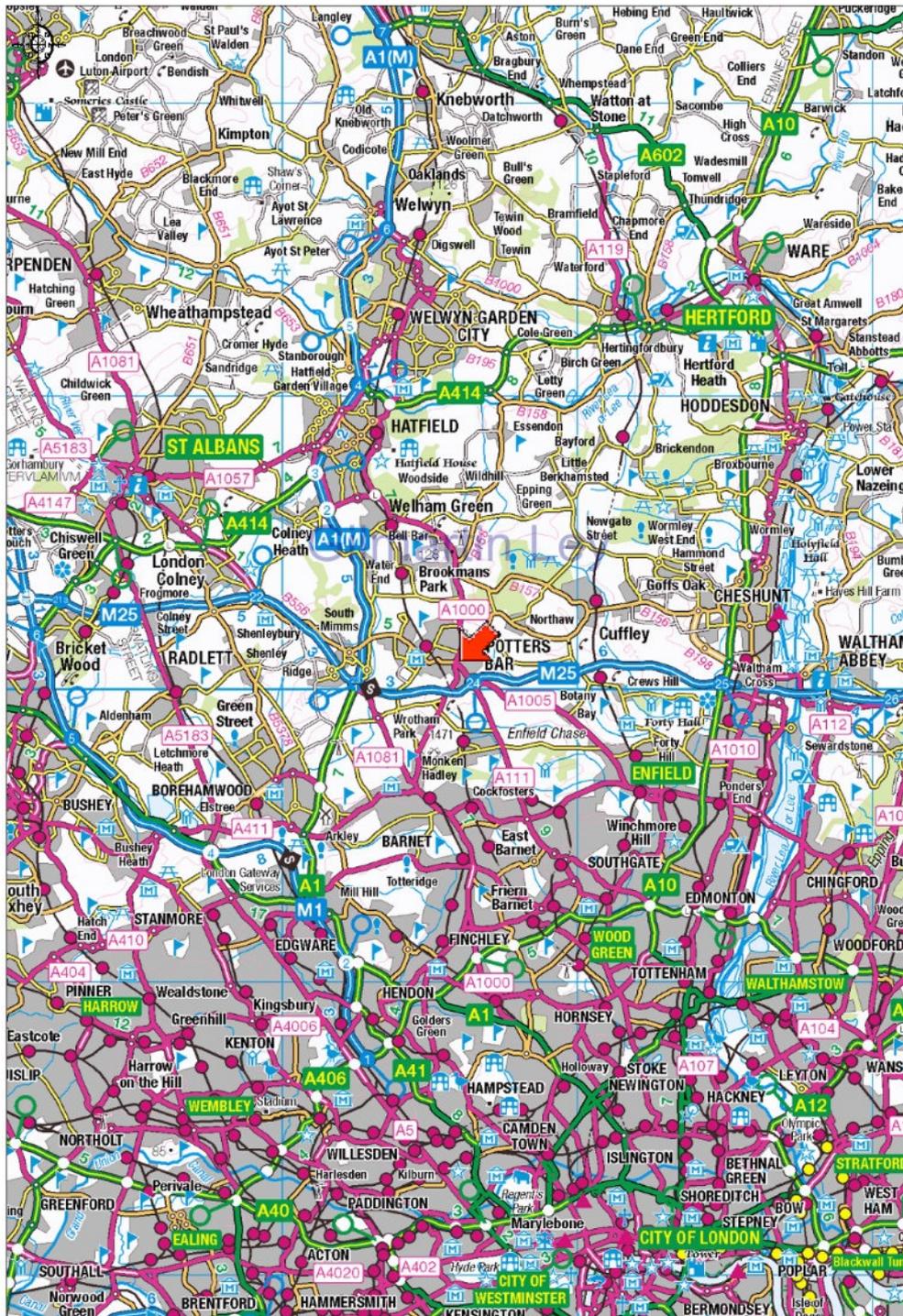


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