



Prominent High Street A2 Office / Retail Unit Potters Bar EN6

New lease available

GILMARTIN LEY

12 High Street,

POTTERS BAR, EN6 5AF



Area

Net Internal Area: 130 sq.m. (1,399 sq.ft.)

Rent

£30,000 per annum (approx. £2,500 monthly) subject to contract



Property Description

This A2 office / retail unit, which was formerly occupied by Betfred bookmakers, has a double fronted shop front offering excellent prominence and display facilities.

The property is currently in shell and core condition providing a 'blank canvas' of clear open plan space.

The property has the additional benefit of two external stores and rear access doors.

- > Prominent location
- > Double fronted, glazed shop front
- > Excellent road and public transport communications
- > 1 car parking space
- > Double fronted, glazed shop front
- > Shell & core condition and separate storage
- > Shop frontage approximately 46 ft wide

Accommodation	Area sq.m.	Area sq.ft.	Comments
Shop	130	1,399	



GILMARTIN LEY

Prominent High Street A2 Office / Retail Unit Potters Bar EN6

New lease available

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.

Potters Bar Rail Station is approximately 1.0 km (0.62 miles) west of the property, providing frequent connections to Kings Cross (travel time c.18 minutes) and Moorgate (travel time c.36 minutes) to the south and Welwyn Garden City, Stevenage and Cambridge to the north.

2017 Rateable Value £22250.00

Estimated Rates Payable £10680 per annum

Service Charge p.a. tbc

Premium Nil

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

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/27465>
Energy Performance Certificate

Last Updated: 18 May 2021

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 3 Chaseville Parade, Chaseville Park Road, London N21 1PG.



GILMARTIN LEY

Prominent High Street A2 Office / Retail Unit Potters Bar EN6

New lease available

12 High Street, Potters Bar, Hertfordshire EN6 5AF



<https://www.gilmartinley.co.uk/properties/to-rent/shops/potters-bar/potters-bar/en6/27465>

Our ref: 27465

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

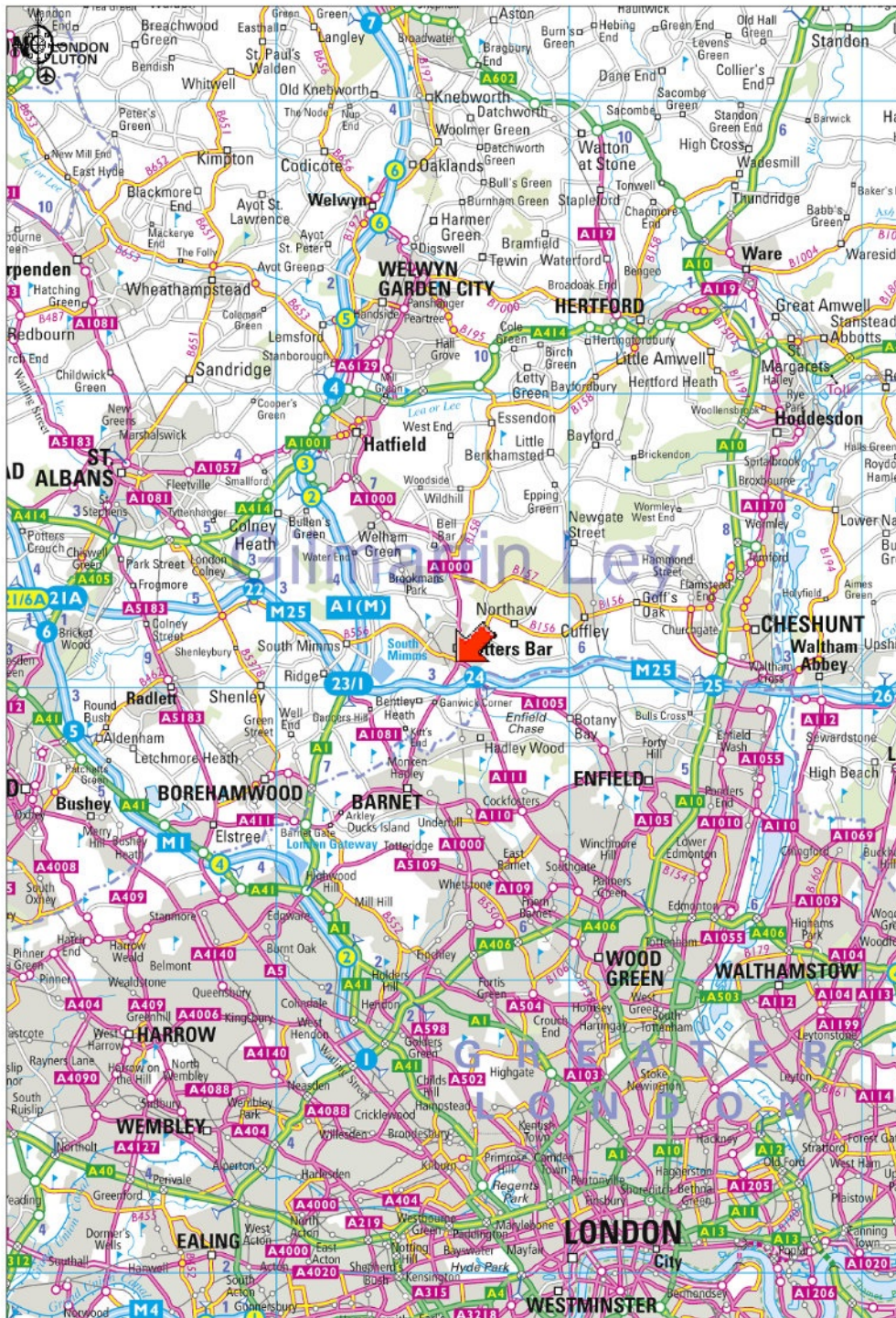


GILMARTIN LEY

Prominent High Street A2 Office / Retail Unit Potters Bar EN6

New lease available

12 High Street, Potters Bar, Hertfordshire EN6 5AF



<https://www.gilmartinley.co.uk/properties/to-rent/shops/potters-bar/potters-bar/en6/27465>

Our ref: 27465

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Prominent High Street A2 Office / Retail Unit Potters Bar EN6

New lease available



<https://www.gilmartinley.co.uk/properties/to-rent/shops/potters-bar/potters-bar/en6/27465>

Our ref: 27465

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Prominent High Street A2 Office / Retail Unit Potters Bar EN6

New lease available

