

# The Service Road, Potters Bar, Herts, EN6 1QA



Business Space  
Investment For  
Sale

High Yielding

Reversionary  
Rents

Four Units

Day and Bell 



**LOCATION:** Situated in the heart of Potters Bar town centre, the property is located to the rear of shops on Darkes Lane. The property is approximately 200 metres from Potters Bar station with regular services into Central London and beyond.

**ACCOMMODATION:** The property provides a range of single storey business units.

**PRICE:** Freehold sale at £325,000, equating to @ £160 / sq ft Capital Value or 9.6% yield on reversionary rent.

**TENANCY SCHEDULE:**

| Unit        | Area               | Lease  | Market Rent | Comments   |
|-------------|--------------------|--|-------------|--|
| 9           | 486 sq ft          | Let to R Verrill for 4 years expiring 24 <sup>th</sup> November 2018 @ £5,150pa        | £6,600pa    | Occupied as artist's studio /store. £1,287.50 Rent Deposit. We are advised Unit 10 was let in 2017 @ £6,600pa.                 |
| 11          | 483 sq ft          | Cleaning company holding over on lease expired in April 2012 @ £4,900pa                | £6,600pa    | Occupied as office /store. Director's Guarantee. We are advised Unit 10 was let in 2017 @ £6,600pa.                            |
| 17-18 & 20A | 764 sq ft +Parking | Let to photocopier company for 7 years expiring 23 <sup>rd</sup> July 2024 @ £11,400pa | £11,400pa   | Occupied for storage purposes. Director's Guarantee & £2,850 Rent Deposit. Tenant Break and review 24 <sup>th</sup> July 2021. |
| 20          | 427 sq ft          | Let to photocopier company for 7 years expiring 20 <sup>th</sup> May 2019 @ £4,200pa   | £6,750pa    | Occupied for office purposes. Director as Tenant & £1,050 Rent Deposit. . 439 sq ft Unit 25 was let in 2017 @ £7,000pa.        |

Copies of leases & deeds are available on request

**FURTHER INFORMATION:** please contact [tim.bell@dayandbell.co.uk](mailto:tim.bell@dayandbell.co.uk) or [info@dayandbell.co.uk](mailto:info@dayandbell.co.uk)



Unit 9



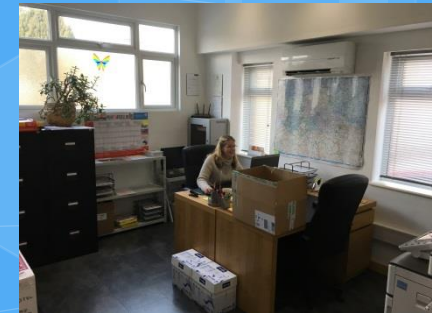
Not to scale



Unit 17/18



Unit 11



Unit 20

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