

PROMINENT RETAIL UNIT TO LET

POTTERS BAR
77-79 DARKES LANE, EN6 1BW

**brasier
freeth.**
CHARTERED SURVEYORS

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Great North Road
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LOCATION

Potters Bar is in South Hertfordshire, about 15 miles north of Central London.

The town enjoys excellent transport links, with the M25 and A1(M) being in close proximity and benefits from a regular, fast service to London King's Cross.

The property occupies a prominent position on Darkes Lane in front of the pedestrian crossing and in close proximity to Potters Bar Railway Station. Multiple retailers in Darkes Lane include **Costa Coffee, Boots Chemist, Greggs, Hob Salons, Card Factory, Holland & Barrett** and **Sainsbury's Supermarket**.

DESCRIPTION

The property is arranged over ground and first floors, benefiting from a large frontage with rear loading.

ACCOMMODATION

The property has the following approximate dimensions and floor areas:-

Internal Width (max)	13.14 m	43 ft 1 ins
Built Depth	30.64 m	100 ft 6 ins
Ground Floor Sales	417.68 sq m	4,496 sq ft
First Floor Ancillary	406.99 sq m	4,381 sq ft
Total	824.67 sq m	8,877 sq ft

TERMS

Available on a new effectively full repairing and insuring lease upon terms to be agreed.

RENT

£70,000 per annum exclusive plus VAT (if applicable).

EPC

The EPC rating for this property is E 110.

RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £63,000.

For rates payable for year to 31 March 2019 please refer to the Local Charging Authority, Hertsmere Borough Council - 020 8207 2277.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

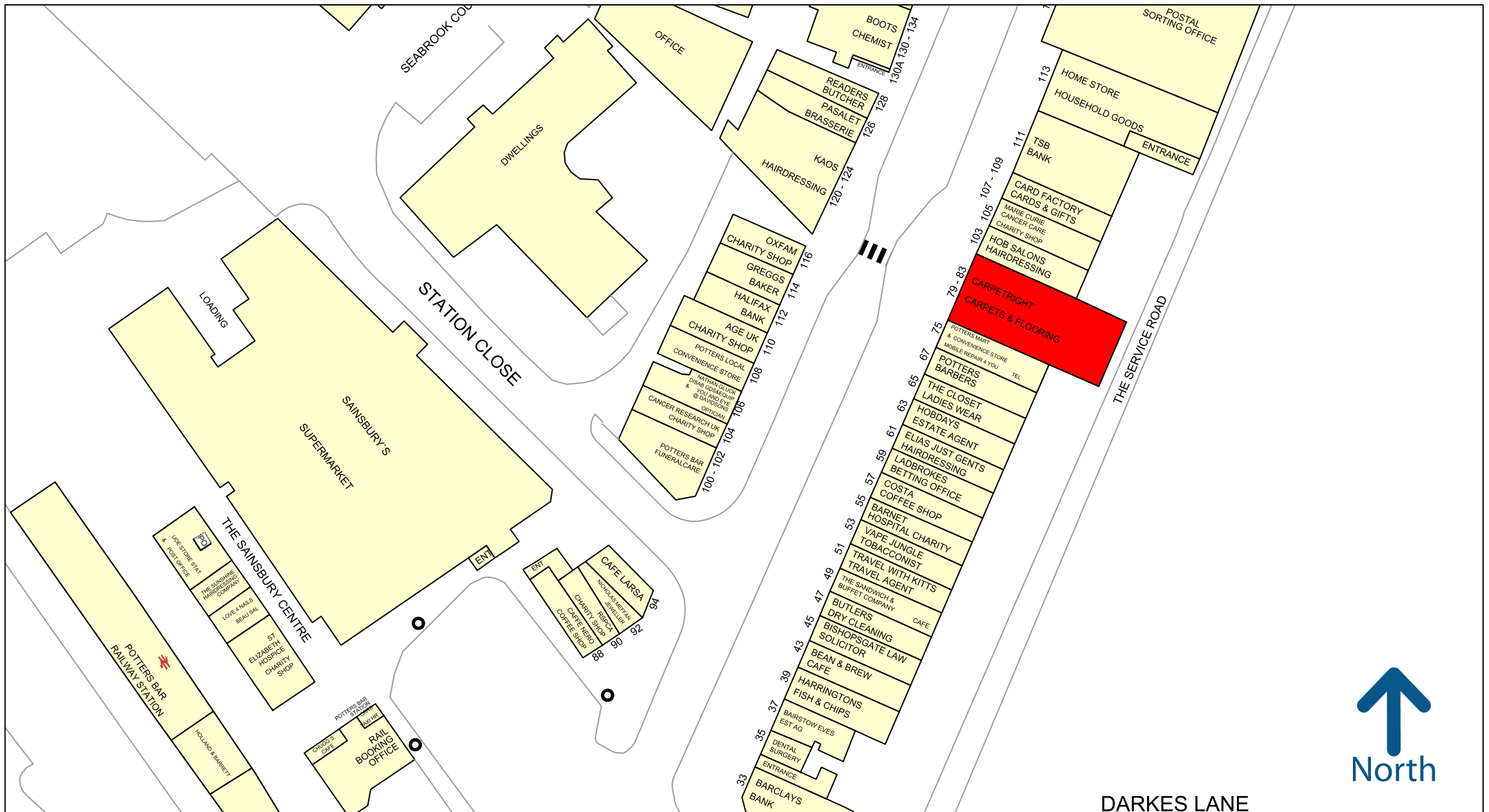
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VIEWING | Strictly by appointment through this office with:

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These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.



DARKES LANE

Experian Goad Plan Created: 10/07/2018
Created By: Brasier Freeth

50 metres

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