



PETERMANS
LOCAL PROPERTY EXPERTS



Investment For Sale Old Barn House, Elstree High Street Elstree, WD6 3HA For Sale producing £25,300 per annum

- Luxury Ground Floor Office
Accommodation with
flat above
- Part Grade II listed
- 5 Car Park Spaces
- Approx. 957 SQ FT
offices plus 2
bedroom flat
- Offers in excess of
£650,000 stc

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LOCATION

The property is situated on High Street, Elstree (A5) close to the junction with Barnet Lane. It is a short distance to A41, M1, A1 and Borehamwood Station and Town Centre. Access to the property is either from the High Street and there is vehicular access from Yew Tree Court (off Barnet Lane). The flat is self-contained and has independent access from front and rear.



ACCOMMODATION

The ground floor offices offer approx. 957 sq ft NIA and were fully refurbished and comprises of a large grade II listed office with vaulted ceiling, reception area, general office, a further meeting room and a modern fully fitted kitchen and luxury W/C facilities with a shower. The flat comprises of 2 bedrooms with a large L shaped kitchen/reception room. We have been advised that there are 5 car spaces with the building.



LEASE: The offices are rented on an FR&I Lease for 5 years expiring 20th Nov 2019 to Reboot Online Marketing Ltd – an online marketing company. The rent is £13,000 per annum exclusive + VAT. We believe the rent is reversionary. The flat is let to a longstanding tenant on an AST at a rent of £1025 pcm. Total Gross Income £25,300 per annum

PRICE: OIEO of £650,000 to contract plus VAT (if applicable)

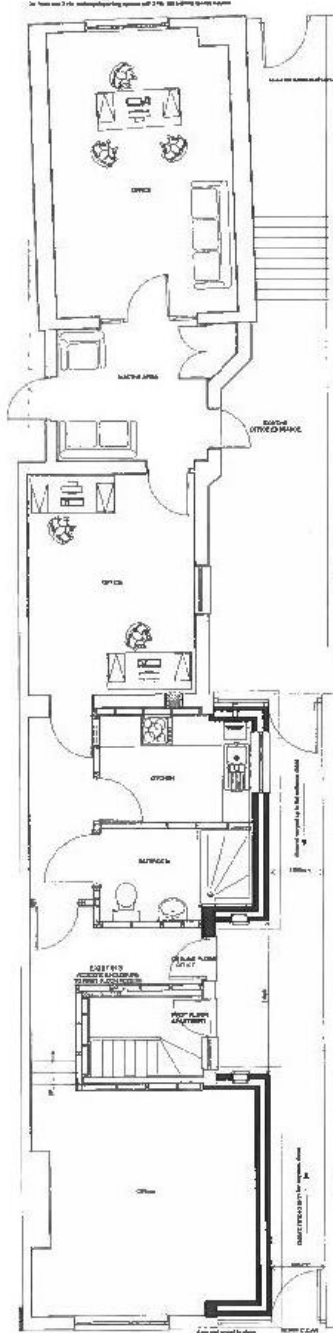
EPC – Rating F for the offices. Full details available on request

VIEWING – By appointment only via Howard Peterman of Petermans 020 8958 5040

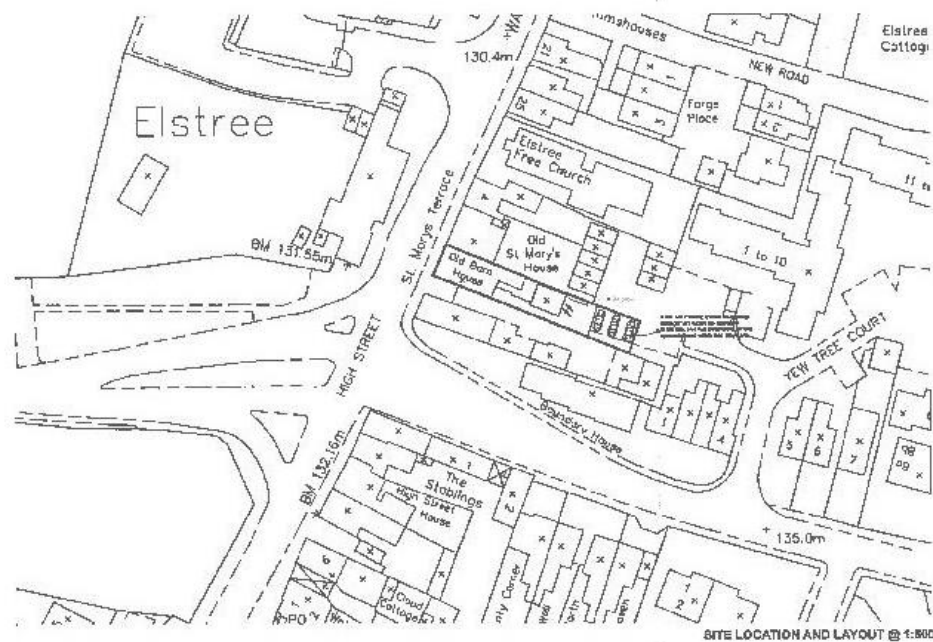
N.B Photos are of the offices prior to being rented.



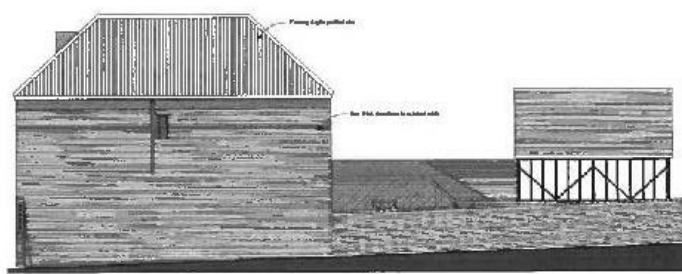
EXISTING (UNCHANGED) FIRST FLOOR LAYOUT PLAN @ 1:50



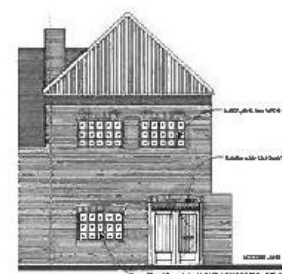
PROPOSED OFFICE LAYOUT PLAN @ 1:50



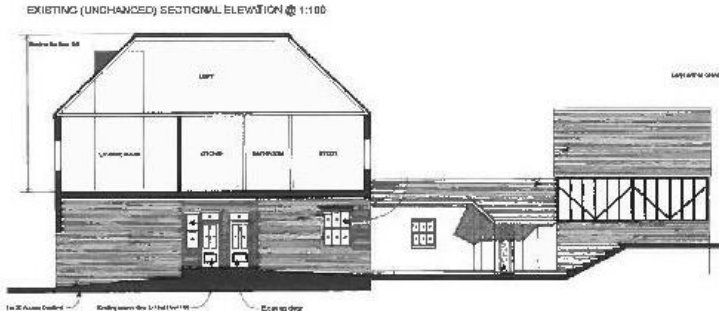
SITE LOCATION AND LAYOUT @ 1:800



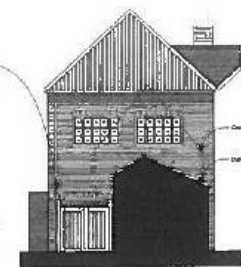
EXISTING TERRACE END (SOUTH) ELEVATION @ 1:100
(UNCHANGED BY PROPOSAL)



EXISTING (UNCHANGED) FRONT (WEST) ELEVATION @ 1:100



EXISTING (UNCHANGED) SECTIONAL ELEVATION @ 1:100



EXISTING (UNCHANGED) REAR (EAST) ELEVATION @ 1:100