

# MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS  
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

## VACANT SHOP UNIT - TO LET



### 112 DARKES LANE, POTTERS BAR, EN6 1AE

The property is situated in a prominent position along the main retail parade of Darkes Lane with an array of other units nearby such as; Boots the Chemist, Superdrug, Subway, Costa, McDonalds, Sainsbury's Supermarket.

This unit has come to the market with the benefit of a new lease and without premium.

There is pay to park metered street parking (first half hour free) outside the unit, and a public pay to park carpark - accessed off Byng Drive.

Potters Bar Main Line commuter station can be found within a few minutes' walk of the unit.

***Available immediately - all viewings strictly by appointment only***

**RENT: £27,500PAX**



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR IMSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM  
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

### Street Entrance Door

The unit has an overall internal depth of 51' by a maximum width of 19'1 (15.54m x 5.82m).

In its current configuration (former Halifax), the unit is configured with a main retail area, and 3 partitioned rooms, with a further room to the rear with a fire exit door leading out to rear service road.

Rooms 1, 2 are located to the front of the premises.

Room 3 is located to the rear of the property with access to the WC area.



**GIA: APPROXIMATELY 973ft<sup>2</sup> (90.44m<sup>2</sup>)**

### Lease Term:

New lease – terms to be negotiated.

### Legal Fees:

Each party responsible for their own costs.

### Business Rates:

According to the VOA web site, the **Rateable Value** from **April 2023 will be £21,500**. This is NOT the amount of rates payable. For the actual amount of rates payable, interested parties are advised to make their own enquiries with the London Borough of Hertsmere.

### CEPC:

