

COMMERCIAL UNIT – TO RENT



149 HIGH STREET, POTTERS BAR, EN6 5BB

Located in a prominent High Street position, set in a service road and lying opposite the bus garage & adjacent to Oakmere Park.

The property benefits from a single parking space to the rear of the unit, and there is free half hour parking in the service road to the front.

Offered vacant, and available immediately, this E class unit is currently configured as an estate agency office, and if of interest to the incoming party, the furniture could remain.

All Viewings – by appointment only

RENT: £19,750 PAX



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, B A EWEN MNAEA, J D 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.

MAUNDER TAYLOR

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

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The unit has been extended to the rear.
The original element has an internal width of approximately 17'9 (5.41m) and a depth of 27' (8.23m), and this includes a small internal office/store - 7'3 x 7'9 (2.21m x 2.36m), and a partitioned kitchen area - 7'x 4'3 (2.13m x 1.32m) with stainless steel sink & drainer, cupboards and space for an under unit fridge.

The extension to the rear is approximately 13' (3.96m) wide x 12'3 (3.73m) deep with a high level window and double glazed door to rear.

There is also a separate WC with wash basin.

The property is fitted with air conditioning (not tested) and has additional electric heating.

Lease Term:

New Full Repairing & Insuring lease – terms to be agreed.

Legal Fees:

Each party responsible for their own costs.

Business Rates According to the VOA web site, the 2023 **Rateable Value** is £16,250.

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 Hertsmere local authority.

EPC Rating: C

GIA: 660ft² (61.3m²)



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