MAUNDER TAYLOR

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

COMMERCIAL UNIT – TO RENT



149 HIGH STREET, POTTERS BAR, EN6 5BB

Located in a prominent High Street positon, 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 ingoing party, the furniture could remain.

All Viewings – by appointment only

RENT: £19,750 PAX

as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.







PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM ASSOCIATES: SE MAUNDER TAYLOR MIRPM ASSOCIATES: SE MAUNDER TAYLOR MIRPM ASSOCIATES. 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

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The unit has been extended to the rear. The original element has an internal with of approximate 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.

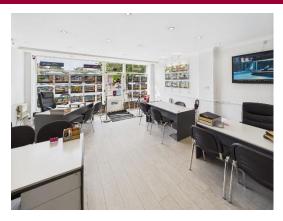
Legal Fees:

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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