

Potters Bar

140 Darkes Lane

Hertfordshire

EN6 1AF

- Freehold Shop & Residential Investment
- Comprising a shop and a self-contained flat
- Well located within the town centre
- Shop Lease expires 2017
- No VAT applicable
- Rent Review August 2013
- Total Current Rents Reserved

£24,760 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Potters Bar is a popular South Hertfordshire town, with a population of some 22,000, enjoying excellent road access, situated approximately 15 miles north of Central London. Junction 24 of the M25 is 1 mile to the south, the A1(M) is 2 miles to the east and the town also enjoys regular rail services to Central London.

The property is situated on the west side of Darkes Lane adjacent to Thomas Cook between the junctions of Byng Drive and The Walk within the town centre.

Other occupiers close by include Boots the Chemist, Sainsbury's, Greggs, HSBC, Lloyds TSB, NatWest, Boots Opticians and Ladbroke amongst many others.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with a self-contained flat above accessed from the rear via a staircase.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
140	F Choudhary & H Bakst (t/a Rakfus Domestic Appliances)	Gross Frontage 6.0 m (19' 8") Net Frontage 5.3 m (17' 5") Shop Depth 10.4 m (34' 2") Built Depth 14.0 m (45' 11") Ground Floor 59.55 sq m (641 sq ft) (External Store not inspected)	8 years less one day from 26.08.2009 Rent review every 4th year Effectively FR & I	£16,000 p.a.	Rent Review August 2013
140A	An Individual	First Floor Flat comprising Two Rooms, Kitchen and Bathroom (1)	Assured Shorthold Tenancy until 26.02.2013	£8,760 p.a.	Reversion 2013
(1) Not inspected by Allsop. Details provided by Vendor					
				Total £24,760 p.a.	

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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