

**Lot 9, 61 Darkes Lane, Potters Bar,
Hertfordshire EN6 1BJ**

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Investment

- Retail Shop and a 3 Bedroom Self-Contained Maisonette
- Popular London Commuter town
- Busy Town Centre Location
- Development potential on Rear Car Park (Subject to Consents)
- VAT Free Investment
- Neighbouring Occupiers Include Halifax, Greggs, Superdrug, TSB, Card Factory and Boots Pharmacy and Costa.

Lot

9

Auction

21st September 2023

Rent

£25,000 per Annum Exclusive

Status

Available

Sector

High Street Retail/Residential

Auction Venue

Live Streamed Auction

Location

Miles

4 miles north of Central London, 7 miles south of Welwyn Garden City,

Roads

A1 (M) (Junction 1), M25 (Junction 24)

Rail

Potters Bar Railway Station

Air

London Luton Airport , London Stansted Airport

Situation

The property occupies a prominent and strong trading position on the east side of Darkes Lane close to its junction with Station Close and in the heart of the town centre. Neighbouring retailers include Halifax, Greggs, Superdrug, TSB, Card Factory, Boots Pharmacy, Sainsbury's, Costa and a mix of independent retailers. Potters Bar Station is approximately 100m away to the south and Road Car Park is nearby, providing car parking for about 125 cars.

Tenure

Freehold.

EPC

Retail See Legal Pack. Maisonette: Band "C"

Description

The property comprises a lock up Retail accommodation on the ground floor and a 3 bedroom self contained maisonette on the first and second floor. The maisonette is accessed from the rear via The Service Road which also affords access to the rear Car Park that accommodates parking for 4 cars, 2 in tandem.

The Car Park may be suitable for development, subject to the required consents.

VAT

VAT is not applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Retail	31.68	(341)	INDIVIDUAL (t/a Just Gents Barbers)	8 years from 29th September 2019 until 2027	£13,000	29/09/2023 (28/09/2027)
First Second	3 Bedroom Maisonette	-	(-)	INDIVIDUAL	Assured Shorthold Tenancy	£12,000	
Total Approximate Commercial Floor Area		31.68	(341)			£25,000	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/128042017>)

(2) The residential rent stated above has been annualised.

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September 2020