

TO LET

OPEN STORAGE OPPORTUNITY CLOSE TO A1 (M) AND M25 CONSISTING OF FORMER TENNIS COURTS AND CLUB HOUSE

FORMER TENNIS CLUB Ponsbourne Park, The Drive, Newgate Street, Hertford SG13 8QT



Features

- 19,331 - 71,164 Sq Ft (1,795.85 - 6,611.14 Sq M)
- £190,000 - £260,000 Per Annum
- Hard level surface yard spaces
- 5 former tennis courts
- Additional grass soft area
- Overall site area of 1.66 acres
- All uses considered

Summary

This property consists of the former tennis courts and club-house sitting in the grounds of the Ponsbourne Hotel in Newgate Street Village and close to the A1(M) and M25 near Potters Bar.

We are offering 5 hard surface tennis courts with a detached club house, car parking and further soft grassed areas of surrounding land which in total has 1.66 acres.

Suitable for a wide variety of outside use including open storage yards, leisure, animal welfare day care, car storage and sales. All uses will be considered.

Available by way of a lease for a term of up to 5 years, either as a whole or in individual parts.



Chamberlain
COMMERCIAL

For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
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Location

Ponsbourne Park is located within equal distance to the M25, A10 and A1 offering easy access to Cheshunt, Welwyn and Potters Bar. The property is approached via Newgate Street Village and sits within the grounds of Ponsbourne Park Hotel.

Description

The property is brick built under a pitched tiled roof with attractive Georgian sash windows. Overall the property is in good useable condition with Cat 2 lighting, electric wall heaters and fitted carpets. There are male and female WC facilities, showers and a kitchen.

Accommodation

Club House	1,293 sq ft
2 Hard Courts	14,337 sq ft
3 Hardcourts	19,331 sq ft
Car Park	4,265 sq ft
Overall Site Area	1.66 Acres

Available as a whole or in parts

Tenure

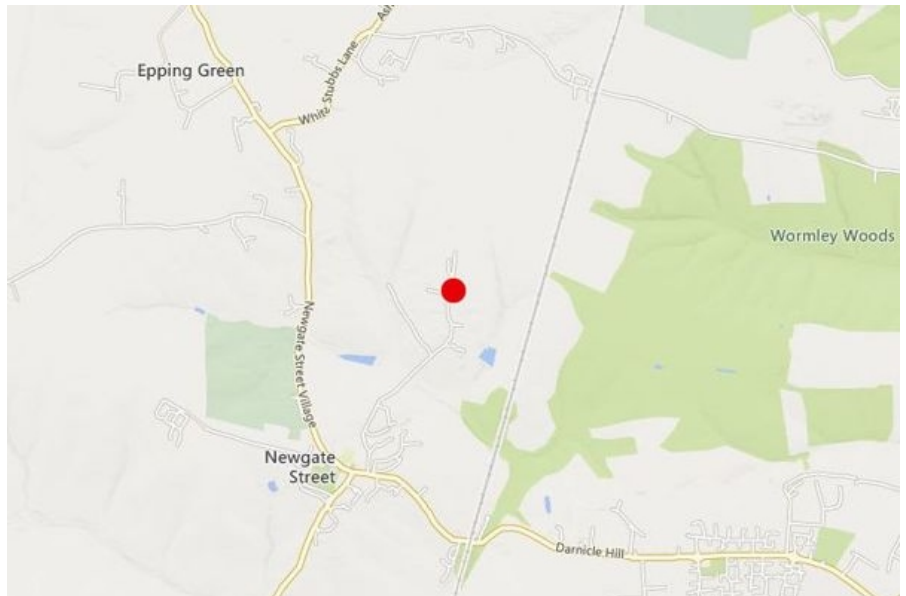
Leasehold

Terms

Available by way of a mid term lease of 5 years with a Landlords rolling break option after 3 years with 6 months prior notice. Rent upon application.

Business Rates

To be separately assessed.



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Viewing

Strictly by prior appointment via letting agents Chamberlain Commercial. Contact Tony Chamberlain - 07817 077077

Contact

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tony@chamberlaincommercial.com



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