

FOR SALE

FREEHOLD INVESTMENT OPPORTUNITY WITH SCOPE FOR FURTHER DEVELOPMENT (STPP)



LATIMER HOUSE, HIGH STREET, POTTERS BAR, EN6

Offers are invited for the freehold interest in this 3 storey building, which currently comprises 3 lock up commercial units at ground floor level, with residential uppers.

The first floor comprises 3 newly converted flats, which have been let on Assured Shorthold Tenancies, but can be available with vacant possession on completion if required.

The second floor flats are sold off on long leases – see schedule overleaf.

There is a gated drive-through undercroft leading to a rear car parking area which also has 4 garages en-bloc, with up & over doors. The garages are currently let and income producing, but can also be made available vacant on completion if required.

This is a rare opportunity to acquire the freehold of the entire building, which offers further scope for roof top and possible rear extensions - subject to obtaining the necessary consents.

PRICE: OFFERS IN EXCESS OF £ 1.6M

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.

1320 High Road, Whetstone, London N20 9HP - www.maunder-taylor.co.uk – 020 8446 0011



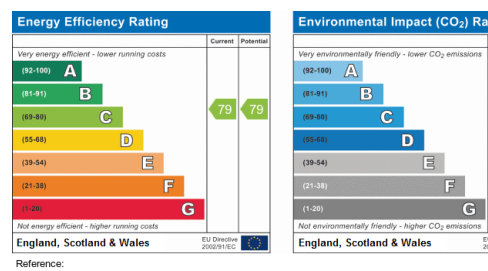
MAUNDER TAYLOR

GROUND FLOOR – Commercial Units

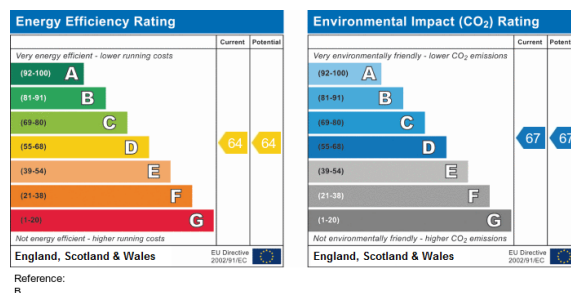
Di Napoli – 197a	15 year lease from June 2015 - passing rent £13,000 PAX
Highlux – 195a	5 year lease from May 2018 - passing rent £14,000 PAX
A & D Mini Market – 193a	12 year lease from March 2015 - passing rent £14,000 PAX

FIRST FLOOR – 3 New Flats

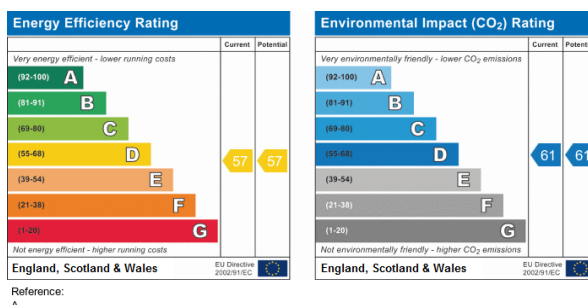
No. 189 is a 2 bedroom flat approached via own street entrance door. The energy performance certificate gives a floor area of 111m² (1194.8ft²). **Let at £15,000 PA.**



No. 189b is approached via stairs to the rear, and is configured with 1 bedroom. The energy performance certificate gives a floor area of 54m² (581.3ft²). **Let at £12,000 PA.**



No. 189a is approached via stairs to the rear, and is configured with 2 bedrooms. The energy performance certificate gives a floor area of 69m² (742.7ft²). **Let at £14,400 PA.**



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SECOND FLOOR FLATS (Sold on Long leases) – Rear Staircase Entrance

No. 197 - 125 year lease from June 1987 (appx. 92 years remaining).

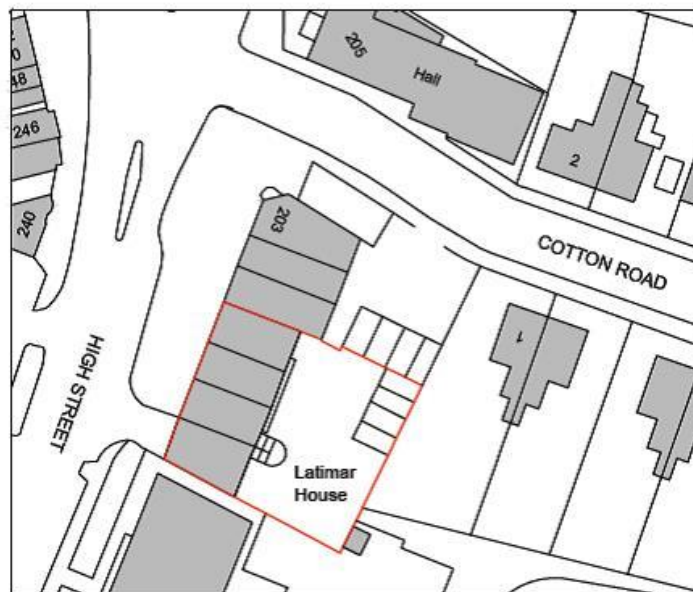
No. 195 - 125 year lease from June 1987 (appx. 92 years remaining).

No. 193 125 year lease from June 1987 (appx. 92 years remaining).

No. 191 – lease extended. 153 years from June 1987 (appx. 120 years remaining).

We are advised that each of the 4 top floor flats currently pay an annual ground rent of £150.

4 garages – currently let and income producing (£3,840 PA combined)
Available with vacant possession if required.



**Offers are invited for the entire freehold demise.
Any party submitting an offer must confirm the following;**

- Offer amount
- Confirmation of how the purchase is to be funded
- Name of buyer, along with proof of identity of the individual/directors of the company.
- Confirmation of solicitor's full details
- Proposed timeframe for exchange & completion.
- Any conditions

For further information, please contact the Maunder Taylor sales team on: 020 8446 0011.

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