

# THE OLD MANOR

WYLLYOTTS PLACE, DARKES LANE,  
POTTERS BAR EN6 2JD



CHARACTER PUBLIC HOUSE FOR SALE  
IN BUSY TOWN CENTRE LOCATION - LEASEHOLD





OLD  
MANOR

WELCOME

OLD MANOR

OLD MANOR

LIVE SIX  
NATIONS RUGBY  
SHOWN HERE

GUINNESS

savills



# THE OLD MANOR, WYLLYOTTS PLACE, DARKES LANE, POTTERS BAR EN6 2JD

## HIGHLIGHTS INCLUDE:

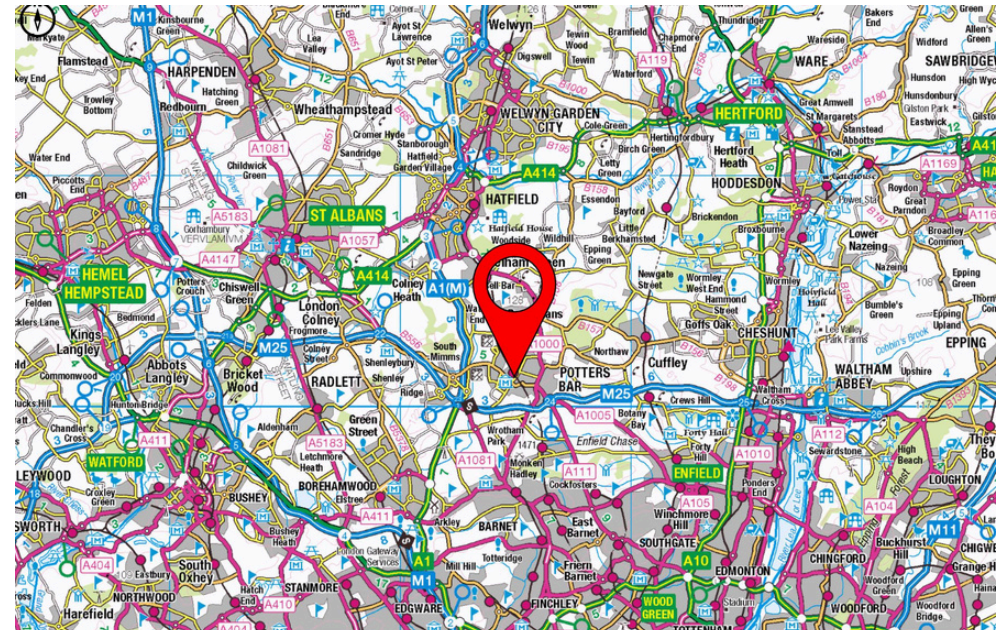
- Substantial public house in busy town centre location
- Located immediately adjacent to the Wylllyotts Theatre and Cinema
- Grade II listed building
- Fitted to an extremely high standard
- Large external terrace
- Designated Car Park
- EPC - C
- Leasehold for a term expiring in 2072 at a current rent of £120,000 per annum
- Offers invited for the benefit of our clients leasehold interest

## LOCATION

Potters Bar is a suburban town in Hertfordshire which is located 13 miles north of London and 5 miles east of St Albans. It is easily accessible to both the M25 and A1(M) motorways and has regular train services into London with journey times to London King's Cross from 20 minutes, making it a popular location for commuters. The Old Manor is located in the heart of the town centre on Darkes Lane at its junction with Station Close. The property is adjacent to Wylllyotts Theatre and Cinema and close to Potters Bar railway station. Other occupiers nearby include McDonalds Sainsbury's, Costa Coffee, Caffè Nero, Pizza Express and The Admiral Byng (Wetherspoon's).

## DESCRIPTION

The Old Manor is a Grade II listed public house which was originally built in the 16th century as a house with adjacent barn. The property is of brick construction under a pitched tiled roof and laid out to provide accommodation over part basement, ground and first floor levels. Externally there is a car park capable of accommodating approximately 23 vehicles with two large external terraces which currently accommodate approximately 130 covers.





## ACCOMMODATION

**Ground Floor** – Main bar area with adjoining restaurant which combined currently provide seating for approximately 108 covers. Customer WC's, a catering kitchen, managers office, beer cellar and various stores are also provided at this level.

**Basement** – small cellar currently used to store plant.

**First Floor** – Trading area which is laid out to provide additional customer seating for 42 covers in addition to The Study which is a private room laid out for 12 covers. Staff accommodation is also provided at this level including a 3 bed managers apartment and a further shared staff area consisting of a living room, 3 bedrooms, kitchen, two bathrooms and a separate WC.

## PREMISES LICENCE

The property has the benefit of a Premises Licence which permits the sale of alcohol at the following times;

- Friday - Saturday: 9:00am-2:00am
- Monday-Wednesday: 9:00am-12:00am
- Sunday: 10:00am-12:00am
- Thursday: 9:00am-1:00am

## RATEABLE VALUE

2023 - £124,000

## EPC

C - 68

## FIXTURES AND FITTINGS

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Vendor and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.





## PLANNING

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The property is Grade II listed but does not fall within a conservation area.

## VIEWINGS

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Staff are unaware of our clients intention to dispose of this property. Consequently all customer visits must be carried out discreetly and under no circumstances should any direct approach be made to any members of staff. Should you wish to view the property then make a prior appointment via the sole selling agents Savills.

## TERMS

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Offers are invited for the benefit of our clients leasehold interest.

## MONEY LAUNDERING

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Prospective purchasers will need to provide proof of identity and residence as part of Savills mandatory anti money laundering checks.

## VAT

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The property is elected for VAT.

## FURTHER INFORMATION

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For further information please contact:

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