

**IDEAL FOR DEVELOPMENT / OWNER OCCUPIER**  
**SELF CONTAINED SHOWROOM BUILDING**

**FOR SALE**

**5,590 Sq Ft (519.32 Sq M)**

**OAKMERE LANE, HIGH STREET POTTERS BAR EN6 5BB**



**LOCATION:** The properties are located in Oakmere Lane, immediately off the High Street (A1000) close to the junctions of Salisbury Close and Southgate Road. Transport facilities are good with Potters Bar Bus Garage immediately opposite. The area is well-served by multiple and local Retailers, Bars and Restaurants.

**DESCRIPTION:** Comprises self-contained commercial showroom building, with the benefit of it's own self-contained yard for parking.

---

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: [mail@christo.co.uk](mailto:mail@christo.co.uk) • [www.christo.co.uk](http://www.christo.co.uk)

### Showroom & Office Building

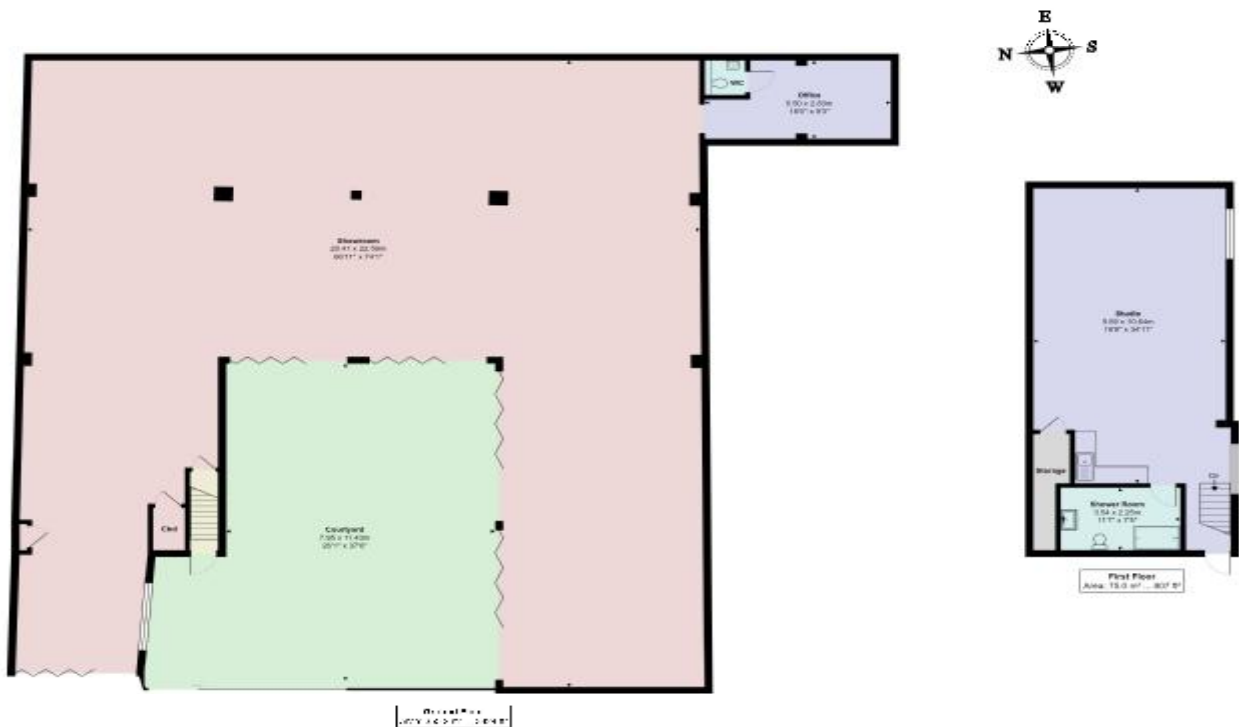
Comprises a mainly single storey car showroom building with first floor offices  
And approached via its own self contained yard.

**ALL MEASUREMENTS ARE APPROXIMATE:**

### Car Showroom Building

Ground Floor Showroom	3,526 Sq Ft	(327.00 Sq M)
First Floor Offices	832 Sq Ft	(77.29 Sq M)
<b>TOTAL</b>	<b>4,358 Sq Ft</b>	<b>(404.86 Sq M)</b>
Enclosed yard	1,232 Sq Ft	(114.45 Sq M)

**TOTAL AREA 5,590 Sq Ft (519.32 Sq M)**



Colmore Lane, High Street, Puttick Bar. EN9 5BB

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: [mail@christo.co.uk](mailto:mail@christo.co.uk) • [www.christo.co.uk](http://www.christo.co.uk)

#### NOTICE RELATING TO THE PROPERTY MISDESCRIPTIONS ACT

Christo as agent and for the Vendors/Lessors of this property give notice that 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending purchasers/lessees should satisfy themselves as to their correctness and as to the availability to the property prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Christo, their employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending purchaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) Date of Publication: March 2006

**TENURE:** Freehold

**PRICE:** £1,300,000

**LEGAL COSTS:** Each party to bear their own legal costs.

**EPC:** Available upon request.

**IDENTIFICATION:** In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

**VIEWING:** Strictly by appointment through Owners Sole Agents, Christo & Co.

**CONTACT:** Paul Stone  
020 7482 1203 / 07973 845 462 /

### SUBJECT TO CONTRACT



66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: [mail@christo.co.uk](mailto:mail@christo.co.uk) • [www.christo.co.uk](http://www.christo.co.uk)