

**VIEW
TODAY!**

LEASE FOR SALE

£65,000

SHOP LEASE FOR SALE

RENT: £12,000 PA

EXCELLENT LOCATION

CLASS E USE

PREMIUM: £65,000

**CLOSE PROXIMITY TO A NUMBER OF
MULTIPLE RETAILERS**



**164 Darkes Lane, Potters Bar
EN6 1AF**



0208-368-9840

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PORTALS!**



**CONFIDENTIALLY
FOR SALE- LEASEHOLD
Shake N Bake – 164 Darkes Lane, EN6 1AF**

LOCATION

Situated within the main retail frontage in Darkes Lane to the north/northeast of the Overground Station and within a parade of mixed users.

This is a retail unit with E Use Class, being adjacent to Boots the Pharmacy and Aksular Turkish Restaurant and opposite the Post Office Sorting Office. Other traders within the immediate vicinity include the Card Factory, Dreams, Superdrug, Subway, Costa, McDonalds, Sainsbury's Supermarket, independent traders, coffee shops & restaurants.

There is pay to park metered on street parking (first half hour free) along Darkes Lane, and a further public pay to park car park to the rear of the unit - accessed off Manor Road.

Potters Bar Main Line commuter station is within a five to seven minutes' walk (0.2 miles) of the premises.

DESCRIPTION

The subject premises are currently trading as 'Shake n Bake' dessert parlor and is fitted out to a very high standard.

ACCOMODATION

The Net internal floor areas are detailed below:

Shop: 29.10sq.m. (313.23sq.ft.) approx.
Plus, WC.

BUSINESS RATES

Hertsmere Borough Council.

In accordance with the current relief for small businesses, the current business rates are **£ zero**.

Interested parties should make their own enquiries via the Local Authority or Valuation Office www.voa.gov.uk.

According to the VOA web site, the Rateable Value is £9,900. This is **NOT** the amount of rates payable. For the actual amount of rates payable, interested parties are advised to make their own enquiries with Hertsmere local authority:

LEASE

The existing lease is for a term of **15 years** from 11th February 2022 being on conventional full repairing and insuring terms. There is a rent review on 11th September 2027 and each fifth anniversary.

Permitted Use as per Lease: Use as a retail shop or café within Use Class E (a) and/or Use Class E (b) of the Town and Country Planning (Use Classes) Order 1987

RENT

The current rent is **£12,000** per annum exclusive of VAT (if applicable)

PREMIUM

£65,000 subject to contract

ALCOHOL LICENSE

An alcohol license was granted on 15th March 2024 as follows:

Licensable activities authorised by the licence

Late Night Refreshment

Supply of Alcohol

The times the licence authorises the carrying out of licensable activities
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Late Night Refreshment	Monday to Sunday	23:00	23:30
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Supply of Alcohol	Monday to Sunday	12:00	23:30
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HOURS OF TRADING

Monday-Friday 3.00pm - 11.00pm

Saturday 2.00pm - 11.30pm

Sunday 2.00pm - 11.00pm

CURRENT TAKINGS/TURNOVER

Approx **£65,000pa** from the shop plus additional online income (Deliveroo, Uber & Just Eats) totaling **£107,000pa**

FURTHER POTENTIAL

To open earlier and trade as a café. External decking can also be erected to the forecourt area (included in the Lease) in, order to provide an additional 8/10 'al fresco' covers.

The current alcohol license could facilitate the sale of cocktails and other drinks.

CURRENT CUSTOMER RATINGS

Google 4.5, Uber 4.5 and Deliveroo 4.6

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

VIEWINGS

Viewing and Further Information:

Viewing strictly by prior appointment with the agent:

Nicholas Georgiou/Patrick Notaro

Neway Chartered Surveyors

0204 553 3331

Nicholas Georgiou

nick@newayestateagents.com

Patrick Notaro

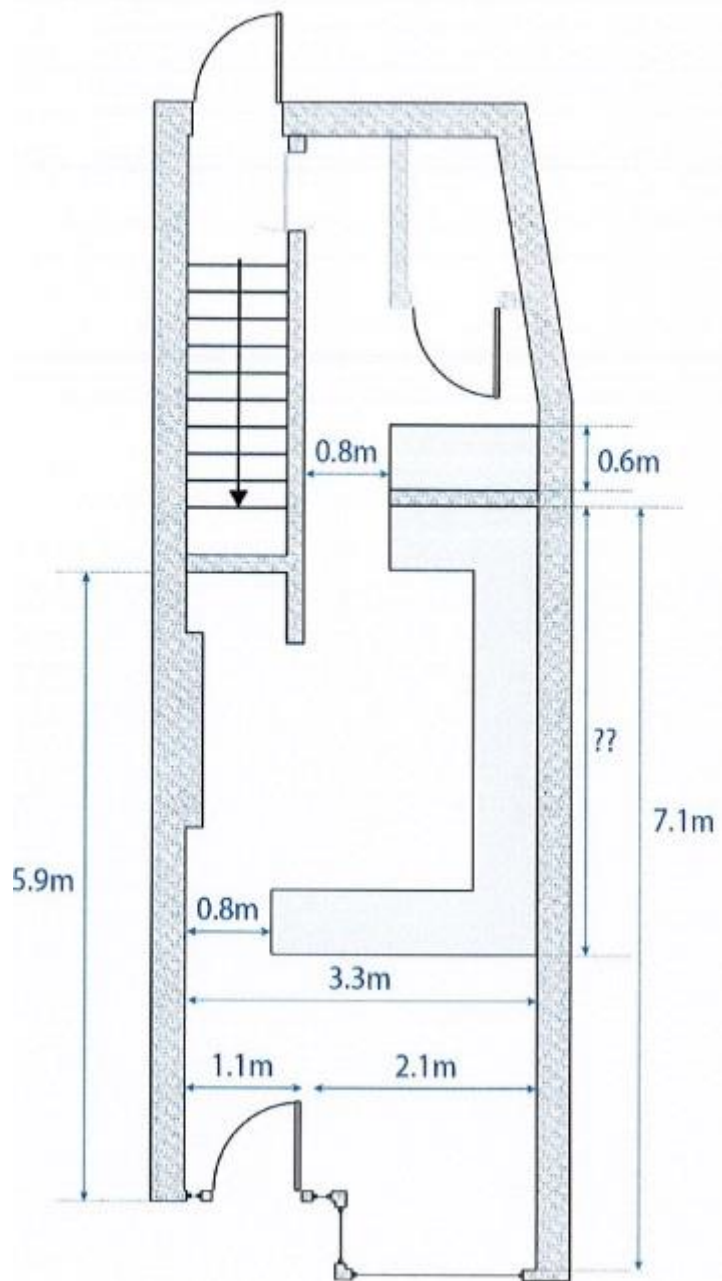
pjn@neway-notaro.com

CAUTION

These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.

Please note that we have not tested any of the apparatus, equipment, fixtures, fittings and services and cannot verify that they are in working order or fit for their purpose.

Neither have we checked the title documentation to verify the legal status of the property. Prospective tenants are advised to obtain verification from their Solicitor.











Potential for an outside seating area similar to another restaurant within the same parade. As shown in the photographs

