



rare freehold  
*investment opportunity*  
in potters bar

*24 barnet road  
potters bar, en6 2qs*



corner position



vacant possession potential



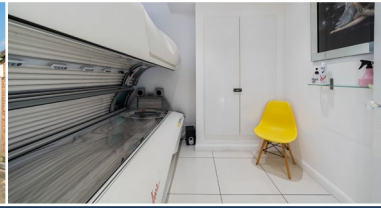
potential to extend



5.6% gross yield



775+ square feet



## *description*

a unique opportunity to acquire this rarely available, corner plot, freehold investment opportunity in potters bar.

the building comprises of ground, first and second floors with roof space development potential subject to the necessary planning consents. the flat above has been sold off on a long lease with circa 125 remaining years.

the ground floor is occupied by a tanning and beauty salon which will remain unaffected. simultaneously upon the sale, a new 5 year lease will be granted at £19,500p.a.

## *location*

the building is based within a short (13 minutes) walk to potters bar station. it is also close to the busy entry junction of potters bar, and nearby the buoyant high street.

## *investment summary*

rarely available freehold investment opportunity

potential to extend at the rear of the shop and roof space (stpp)

large shop spanning in excess of 775 square feet

corner position

5.6% gross yield at the guide price

vacant possession potential

offers in excess of £350,000

## *let's talk*



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