

**VIEW
TODAY!**

TO LET

£24,000



SHOP LEASE TO LET

RENT: £24,000 PA

EXCELLENT LOCATION

CLASS E USE

NO PREMIUM

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

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



0208-368-9840

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Shop Lease To Let

136 Darkes Lane, Potters Bar, EN6 1AF

NEW LEASE – TERMS TO BE AGREED. NO PREMIUM!

LOCATION

Situated along the main retail parade of Darkes Lane - a parade of mixed users. The property is offered to the market without premium – new lease – terms to be negotiated. This is a retail unit with E Use Class, directly next to Boots the Pharmacy, other units nearby include the Card Factory, Dreams, Superdrug, Subway, Costa, McDonalds, Sainsbury's Supermarket, plus many other 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 can be found within a few minutes' walk of the unit.

DESCRIPTION

The subject premises boasts a modern full height plate glass shop front with a roller shutter.

ACCOMODATION

The Net internal floor areas are detailed below:

Shop:	62.10sq.m. (668.44sq.ft.) approx.
Kitchen:	4.50sq.m. (48.43sq.ft.) approx.

GIA approx. 717 ft² (66.61m²)

BUSINESS RATES

London Borough of Enfield.

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

LEASE

According to the VOA web site, the Rateable Value is £17,750. 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: 020 8379 1000.

RENT

The asking rent is £24,000 per annum exclusive of VAT (if applicable)

PREMIUM

NO PREMIUM

LEGAL COSTS

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

VIEWINGS

Viewing and Further Information:
Viewing strictly by prior appointment with the agent:
Nicholas Georgiou/Patrick Notaro
Neway Chartered Surveyors
0208 211 9410/12

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