KATHERINE HOUSE 9-11 WYLLYOTTS PLACE POTTERS BAR

EN6 2JD

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Three Storey Office Building - Long Leasehold Interest - For Sale
Of Interest to Occupiers, Investors and Developers

KATHERINE HOUSE POTTERS BAR

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Office Building

LONG LEASEHOLD INTEREST - FOR SALE

KEY DETAILS

- Three storey office building
- On-site parking
- Mainline station adjacent
- Excellent natural light to all floors
- Double glazing
- Gas central heating

DESCRIPTION

The property comprises highly prominent purpose built offices of traditional brick construction under tiled roofs, arranged over ground and two upper floors.

The building benefits from double glazing, gas central heating, kitchen facilities and on-site parking.

AMENITIES

Offices	Suspended Ceiling	Arranged over 3 floors	Gas Central Heating
Male, Female & Accessible WC's	Kitchen	On-Site Parking	Town Centre Amenities

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ACCOMMODATION

Floor	*Size Sq.m*	*Size Sq.ft*
Number 9	336.03	3,617
Number 11	226.96	2,443
TOTAL	**562.99**	**6,060**

These floor areas are approximate and have been calculated on a net internal basis.

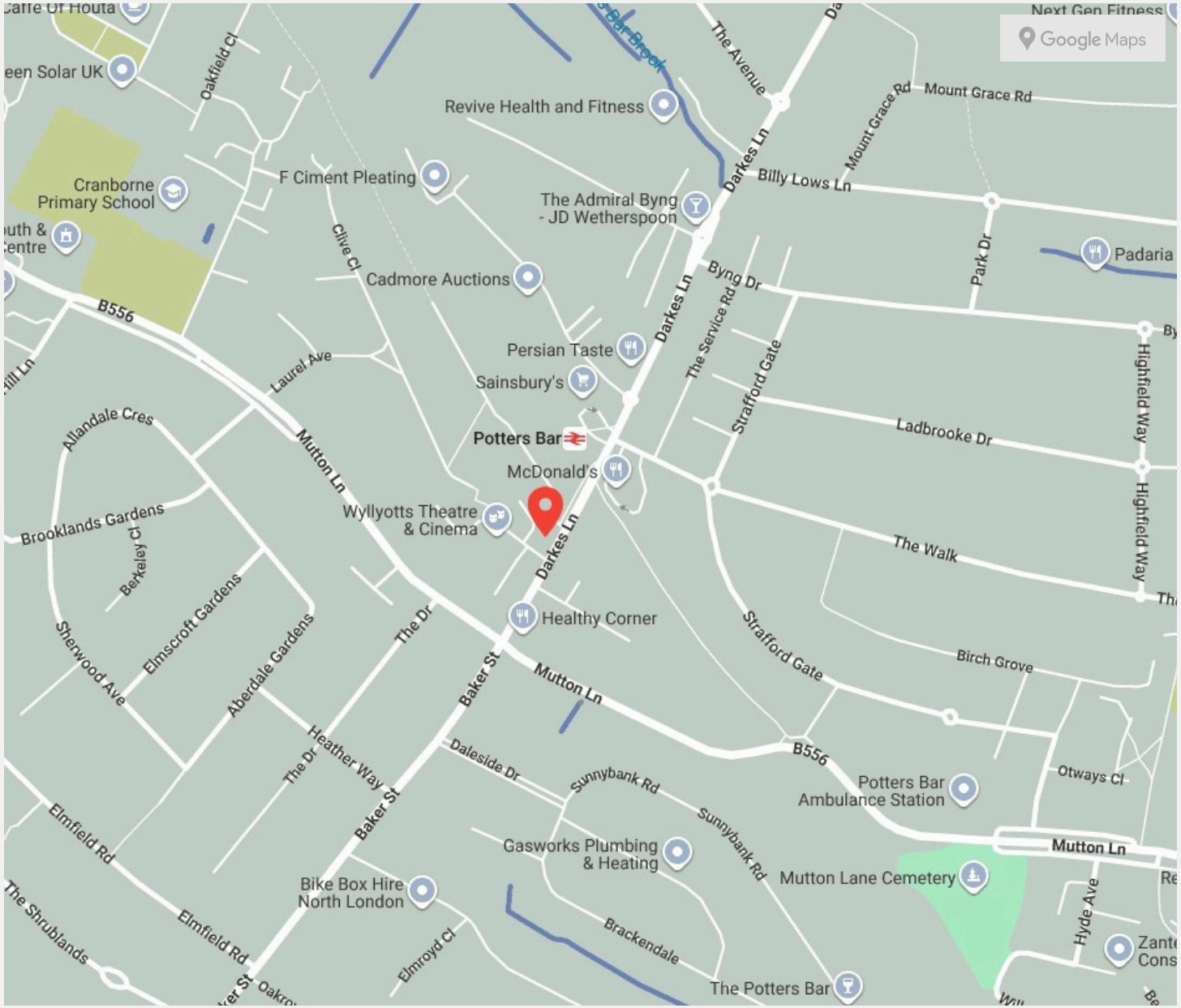
LOCATION

Potters Bar benefits from excellent access to the M25 motorway (Junction 24), which is situated less than a mile to the south. This in turn provides access to the national motorway network, most notably the M1 to the west and M11 to the east.

Katherine House is situated in a prominent position on Potters Bar High Street within a 2 minute walk of the train station, which provides a direct and frequent service to London Kings Cross, journey time of approx. 15 minutes.

TRANSPORT

- M25 (Junction 24) - <1 mile
- A1(m) (Junction 1) - < 1 mile
- Potters Bar Train Station - 2 minute walk



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PRICE

Offers are invited in the region of £1,250,000 for both buildings in combination. Consideration will be given to sales of each building individually.

TENURE

The buildings are held on a long lease for a term of 125 years less 10 days from 12 October 1990, at a peppercorn rent without review.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of:

Number 9 - £67,500
Number 11 - £52,750

The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Hertsmere County Council - 020 8207 2277. Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The buildings have an EPC rating of:

Number 9 - C 68
Number 11 - B 42

Details available upon request.

LEGAL COSTS

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

CONTACT

GET IN TOUCH

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