

**IDEAL FOR RESTAURANT /TAKEAWAY****147 High Street****Potters Bar, EN6 5BB****Retail Shop Ideal For Takeaway/  
Restaurant Use****Prime Affluent Location****To Let****500 sq ft****(46.45 sq m)**

- Prominent Window Frontage
- Affluent Area
- Tiled/ Wooden Flooring
- Suspended Ceilings
- Fit Out With Full Extraction
- Ideal For Takeaway/ Restaurant Use
- Opposite Bus Garage & Station
- Close To Potters Bar Station (Overground)
- 500 Sqft (46 Sqm)

## Summary

Available Size	500 sq ft
Rent	£15,000 per annum
Rates Payable	£6,612 per annum
Rateable Value	£13,250
Legal Fees	Each party to bear their own costs
EPC Rating	C (56)

## Location

The premises are located in a prime position on the North East side of the High Street (A1000) close to the junctions of Oakmere Lane and The Walk, within a parade of local retailers. The shop is within an affluent residential and commercial area.

Transport facilities are good with Potters Bar Overground Station within walking distance and is immediately opposite Potters Bar bus station serves the immediate and neighbouring areas.

## Description

Comprising the ground floor shop previously used as a restaurant takeaway with the benefit of rear access. The premises would ideally suit a similar user and allows the proposed tenant to fit out the shop to their own specification.

## Accommodation

The accommodation comprises the following approximate areas:

Name	Floor/Unit	Description	Building Type	sq ft	sq m	Availability
Ground - Front Shop Area	Ground	Front Shop Area	Retail	300	27.87	Available
Ground - Rear Shop Area	Ground	Rear Shop Area	Retail	200	18.58	Available
<b>Total</b>				<b>500</b>	<b>46.45</b>	

## Lease

A new proportional Full Repairing and Insuring Lease to be granted for a term of years to be agreed, subject to periodic Rent Reviews. The lease is to be granted Outside the Security of the Landlord and Tenant Act 1954.

## Rent

£15,000 pax

## Legal Costs

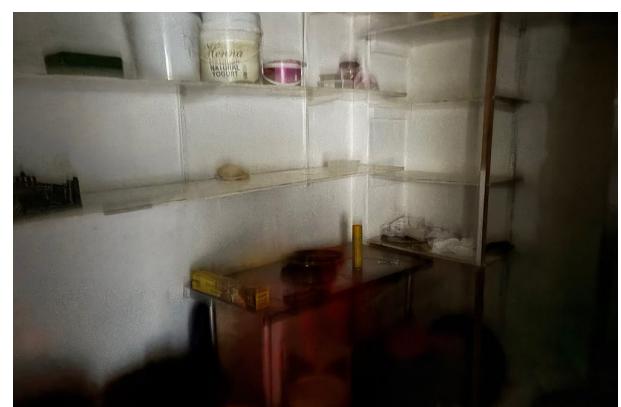
Each Party to bear their own Legal Costs.

## Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

## Viewings

Strictly by appointment through owner's SOLE agents as above.



## Viewing & Further Information



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