

# 16 Station Close

Potters Bar EN6 1TL

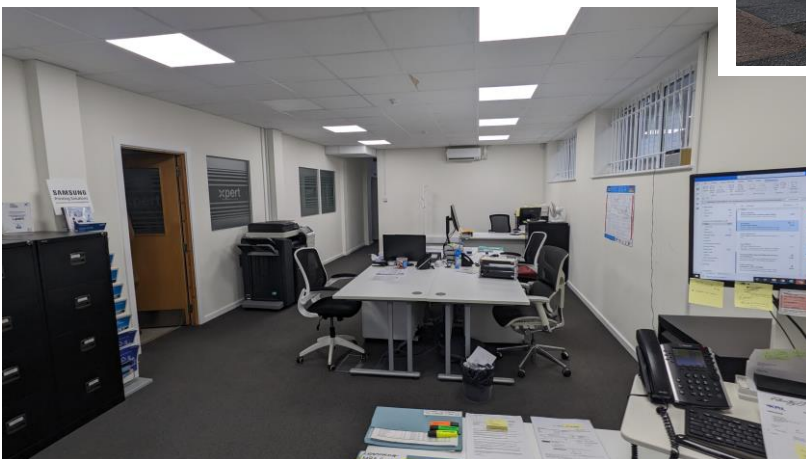
Close to the Station

**To Let**

Ground Floor Office and Store

**1,167 Sq Ft (Net) Approx.**

- LED Lighting
- Modern Appearance
- Tea Point
- 2 car parking spaces are included



# Ground Floor 16 Station Close Potters Bar EN6 1TL

## LOCATION

Potters Bar occupies a strategic location adjoining Junction 24 of the A1(M) immediately north of London.

The town enjoys an attractive environment surrounded by green belt countryside with a range of quality housing and facilities and yet is within a convenient distance of central London.

Potters Bar station provides a fast-electrified service to London Kings Cross with Underground connections at Finsbury Park.

The property is located in Station Close a small sought after commercial centre right in the heart of Potters Bar adjoining the station with access from Darkes Lane.

## DESCRIPTION

Located near to the rear of Station Close the available accommodation comprises a ground floor office and store.

Access to the property is via the front door of the building which is shared with the tenant on the first floor.

The premises are well specified and include the following features;

- Attractive entrance area
- LED lighting
- Recent carpets and decorations
- Tea point
- Air conditioning

2 parking spaces will be included with the demise.

## APPROXIMATE (NET INT) FLOOR AREA

Office area and tea point	652 Sq Ft
Workshop / Store	<u>515 Sq Ft</u>
<b>Total -</b>	<b>1,167 Sq Ft</b>

## TERMS

Available to let on a new lease on a term to be agreed.

Rent £23,500 per annum exclusive of all occupational costs.

All terms are subject to VAT where applicable.

## RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Up to 31 March 2023 £14,500 then £17,500. Rates payable approx. 49.9% but subject to transitional relief.

## AVAILABILITY

Immediate on completion of legal formalities.

## INSPECTION AND FURTHER INFORMATION

For further information please contact Clay Davies or Daniel Hiller or Mike Davies at Davies & Co.

## NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).

Energy Performance Certificate: TBA

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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