

**ALBANY GATE, DARKES LANE,
POTTERS BAR, EN16 1AU.**

**2,800 SQFT / 260 SQM
RETAIL UNIT
TO BE LET – SUBJECT TO PLANNING**


david charles
property consultants

020 8866 0001



LOCATION

The property is located on the ground floor to the left of Potters Bar National Rail Station main entrance. To the front of the unit there is a bus terminus which also provides a number of short term stay drop off bays. The unit is accessed via Darkes Lane, which is roughly 2 miles to the north of the M25. Local retailers in the vicinity include, Sainsbury's, Café Nero, Mc Donald's and Dreams beds to a name a few.

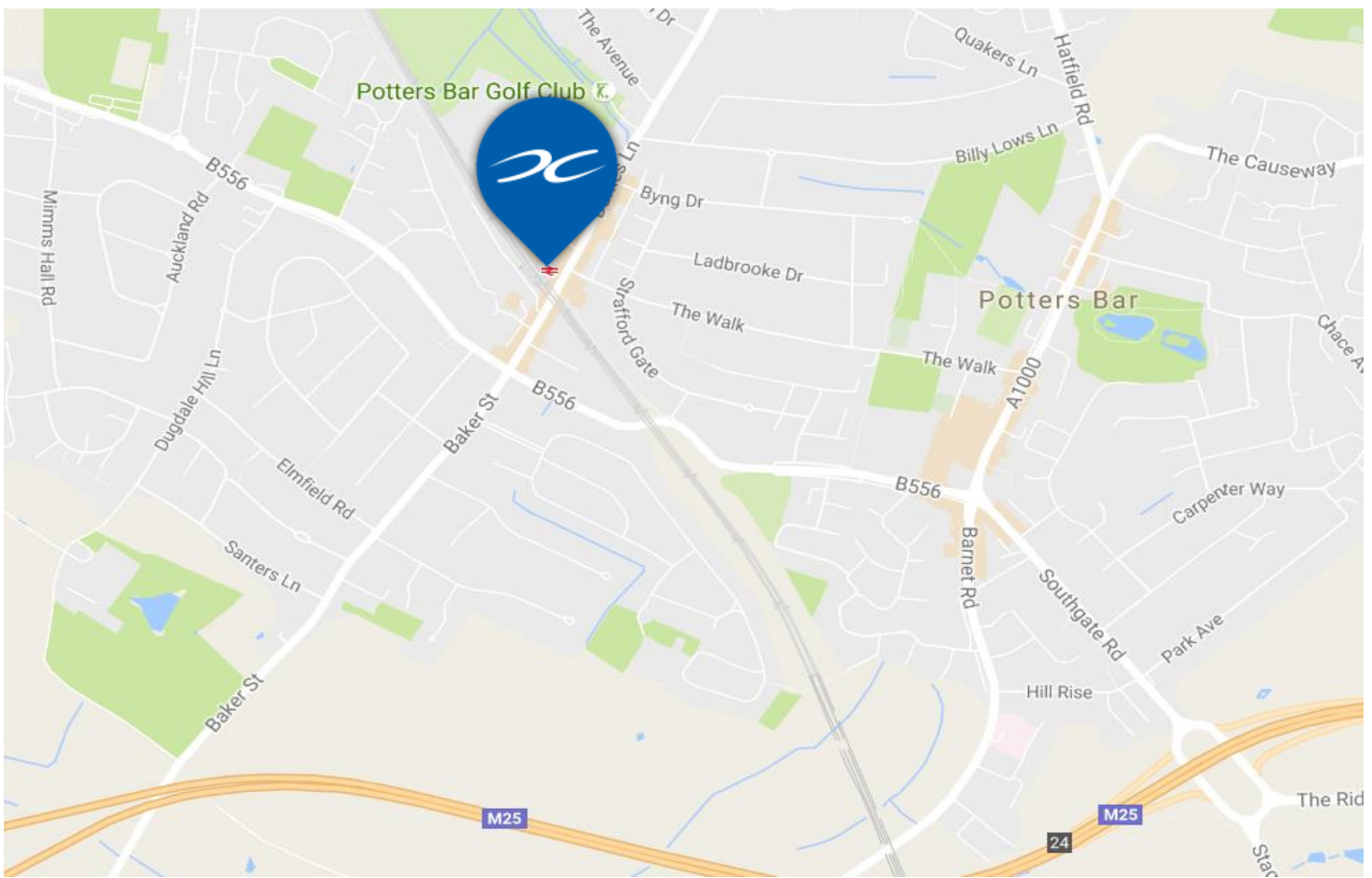
PROPERTY

The upper parts of the building are currently undergoing conversion to residential and as parts of this transformation to the building there will be a retail unit formed totalling 2,800 sqft . The unit could potentially be split to create 2 units of 1,200 and 1,600 sqft should this be necessary.



These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.





LEASE

The premises are available by way of a new full repairing and insuring lease for a term by arrangement.

RENT

£60,000 per annum exclusive.

**Please note pro rata rents will be applied should the units be split.*

RATES

Propsective tenants are advised to make their own enquiries with Hertsmere Borough Council in this regard.

VIEWINGS

Strictly by appointment through sole letting agents:

GEORGE MORIARTY 02088660001
george@davidcharles.co.uk

AMENITIES

- Available in Part.
- Landmark Building.
- Prominent location.
- Established retail area.
- Extensive ground floor frontage.
- Excellent public transport communications.
- Core and Shell fit out, services capped off.
- Potters Bar has a population of 22,000 people and is the 3rd largest settlement in Hertsmere.
- EPC available upon request.



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