

TO LET

SELF-CONTAINED OFFICE SUITE

136.00 SQ M (1,464 SQ FT)



**66A HIGH STREET
POTTERS BAR
HERTS
EN6 5AB**

See important notice overleaf

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66A HIGH STREET, POTTERS BAR, HERTS EN6 5AB

DESCRIPTION & SITUATION	<p>The premises comprise a self-contained first floor suite of offices with separate street entrance.</p> <p>The accommodation is currently arranged to provide a general office, three private offices, a kitchen and male and female wc's. To the rear of the property, at first floor level, there is a large paved amenity area.</p> <p>In a main road position a short distance to the north of the junction of the High Street with Southgate Road and Mutton Lane and approximately two thirds of a mile from Junction 24 on the M25 Motorway.</p> <p>The High Street (A1000) provides the principal traffic route between the towns of Barnet and Hatfield, is a busy thoroughfare, bus route and local Shopping Centre and the Railway Station, multiple shopping facilities and Bus Terminus are all within walking distance.</p>									
FEATURES	<ul style="list-style-type: none"><input type="checkbox"/> FIRST FLOOR SELF-CONTAINED SUITE<input type="checkbox"/> STREET ENTRANCE AND SEPARATE REAR ENTRANCE<input type="checkbox"/> MALE AND FEMALE WC FACILITIES<input type="checkbox"/> REPLACEMENT UPVC DOUBLE-GLAZED WINDOWS<input type="checkbox"/> ENTRYPHONE SYSTEM<input type="checkbox"/> IT CABLING									
FLOOR AREAS	<p>All dimensions and areas are approximate only</p> <table><thead><tr><th></th><th style="text-align: right;">(sq m)</th><th style="text-align: right;">sq ft</th></tr></thead><tbody><tr><td>Floor Area</td><td style="text-align: right;">136.00 sq m</td><td style="text-align: right;">1,464 sq ft</td></tr><tr><td>Total Net Internal Area</td><td style="text-align: right;">136.00 sq m</td><td style="text-align: right;">1,464 sq ft</td></tr></tbody></table>		(sq m)	sq ft	Floor Area	136.00 sq m	1,464 sq ft	Total Net Internal Area	136.00 sq m	1,464 sq ft
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TERMS	A new lease for a term to be agreed.									
RENT	£14,000 per annum exclusive Subject to five-yearly upward only reviews.									
RATES	From verbal enquiry to the local charging authority. Rateable value £12,500 Rates payable 2011/2012 £5,412.50									
LEGAL COSTS	All parties legal costs are to be borne by the assignee.									
VIEWING	Strictly by appointment through sole agents BOWYER BRYCE Paul Quy 020 8370 2539 paul.quy@bowyerbryce.co.uk									
Ref: 012202										

Important Notice

Bowyer Bryce (Surveyors) Ltd for themselves, any joint agent and for the seller(s) or landlord(s) of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intended buyers and tenants and do not constitute, nor constitute part of, any offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No director or person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (iv) No tests have been carried out to any of the services which may serve the property such as heating, power supplies, lighting, fire or security alarms etc, and therefore no warranty is given that they are in satisfactory working condition or comply with the appropriate regulations.
- (v) All rents and prices quoted are exclusive of VAT (if chargeable).