



SITUATION

Located in this prominent retail parade, close to branches of **Pizza GoGo**, **Co-Op**, **Ladbrokes**, **Dulux Decorator Centre**, **Post Office** and **Bargain Booze** and a host of established local traders and nearby Oakmere Park.

Potters Bar lies off the main A1000 between Brookmans Park and Barnet, approximately 13 miles north of central London, enjoying excellent road access to the M25 (Junction 24).

PROPERTY

Forming part of an end of terrace building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'2"
Internal Width	15'0" (max)
Shop Depth	22'10"
Built Depth	28'7"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of **999 years** from **23rd March 2006** at a ground rent of **£250 p.a** rising by **£250 every 25 years** to a maximum of **£1,000 p.a.**



TENANCY

The property is let on a full repairing and insuring lease to **J. Howlett t/a The Dress Circle (Dress Agency)** for a term of 12 years from 25th March 2017 (**in occupation for 22 years**) at a current rent of **£10,000 per annum** exclusive.

Rent Reviews **March 2021 (not actioned)** and 2025.

£10,000 per annum

The Surveyors dealing with this property are **Elliott Greene** and **Jonathan Ross**

Vendor's Solicitors

Derrick Bridges & Co
Tel: 020 8449 7326 Ref: Vicky Weldhen
Email: vickyweldhen@derrickbridges.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**