

TO LET Retail Unit

1-2 Sainsbury Centre, Darkes Lane
Potters Bar, EN6 1AU

Key information

- ❑ Prominent location
- ❑ Planning Use Class E
- ❑ Size - 1,,337 sq ft
- ❑ Quoting Rent £27,500 per annum

Contact

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Sainsbury's



Location

Potters Bar is a town located in Hertfordshire, 13 miles north of central London. The town is a popular commuter town, with a population of 21,640 approximately.

The property is located within the town centre on the High Street, a 3 minute walk from Potters Bar Railway Station. Other occupiers include **Holland & Barrett, Costa, Card Factory, Boots and Caffe Nero.**

Accommodation

The premises are arranged over the ground floor providing the following approximate internal floor areas:-

	Sq m	Sq ft
Ground	124.21	1,337
Total	124.21	1,337

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Energy Performance Rating

Energy Performance Asset Rating - C. A certificate can be made available.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Terms

Available by way of a new lease on terms to be agreed. Lease to be contracted out of the Landlord & Tenant Act security provisions.

Tenure

£27,500 per annum.

Service Charge

£3,663.35 pa, subject to annual review.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



Rating

We are advised that the Rateable Value for the property is £24,750.

The UBR for 2024/25 is 49.9p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

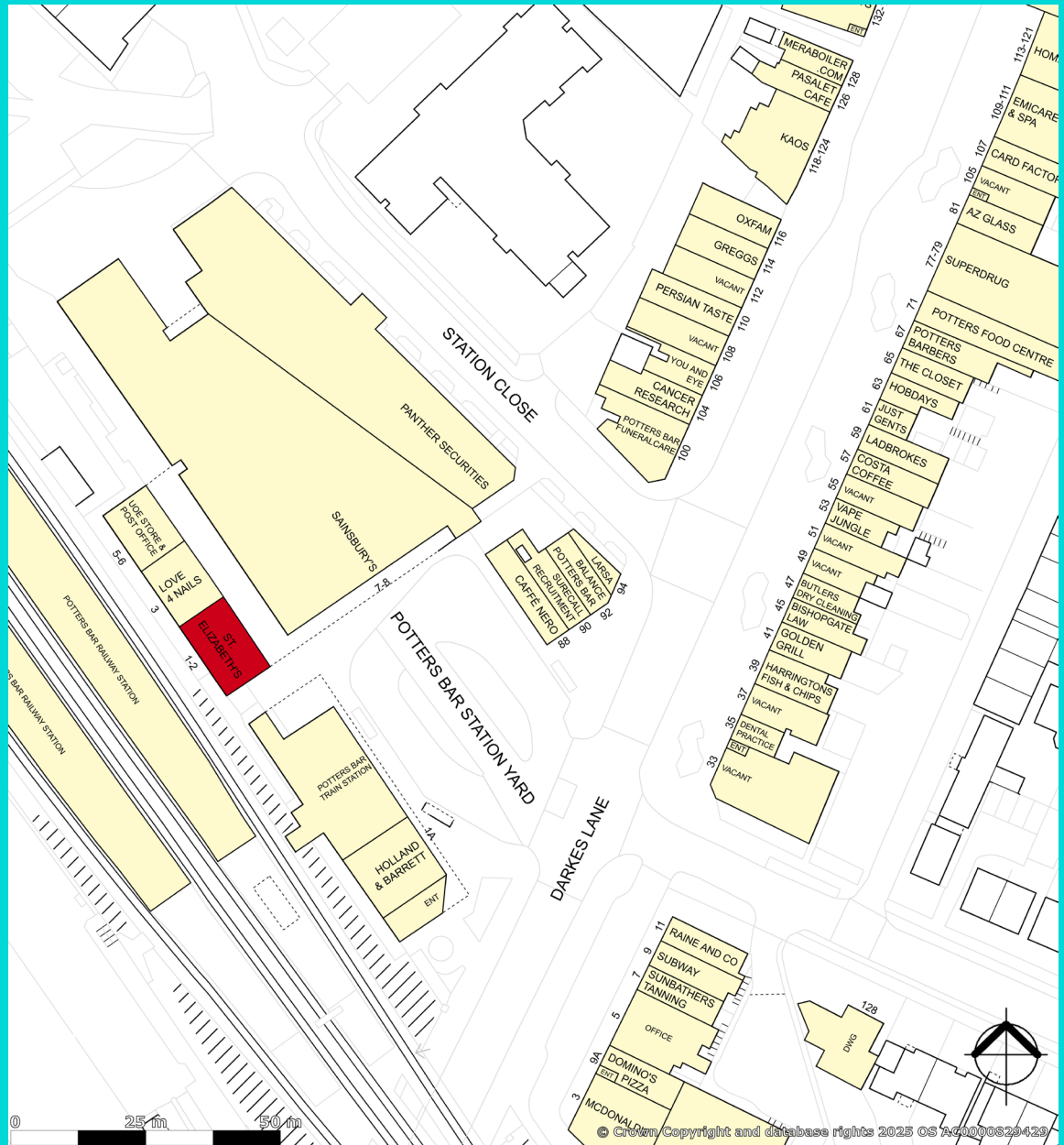
Viewing

Strictly via the sole letting agent only.

Additional Information

The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

[Sainsbury's Property Disposals](#)



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- Huntingdon
- London
- Manchester



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