

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

LOCK UP (*half**) SHOP – TO LET



22c CRANBORNE PARADE, POTTERS BAR, HERTS EN6 3BA

Situated in a parade of local shops along Mutton Lane (B556) - opposite the Furzefield Leisure Centre and its amenities. Further along the parade is a *Tesco Express* - the parade serves the local area which is predominantly made up of residential properties.

The main shopping centre of Potters Bar & Potters Bar main line Railway Station is within a mile of the unit.

The property will be available for occupation March/April 2025.

**when the unit was divided, unit C actually occupies a little below half of the original area.*

RENT: £12,000 PAX



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, RG MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

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Accommodation:

Currently arranged as a salon, with a main area that has been partitioned to create a small kitchenette, leading through to a rear lobby with WC.

Overall depth 29'6 (8.99m), maximum internal width 7'9 (2.36m).

Door to rear yard with parking space. **Parking space is available separately on a 12 monthly basis – outside the scope of the landlord & tenant act.**

Electricity and water supply by way of sub-meters – no gas.

GIA: 228.6ft² (21.2m²)

Lease Term:

New Lease to be agreed.

Legal Fees:

Each party responsible for their own costs.

Business Rates:

According to the VOA web site, the 2025 **Rateable Value** is £5,100. This is NOT the amount of rates payable. For the actual amount of rates payable, interested parties are to make their own enquiries with the Hertsmere Council.

EPC: D 93



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