



ATTRACTIVE BUSINESS UNIT INVESTMENT OPPORTUNITY 2,758 SQ FT

Price: £675,000

Unit 3
Devonshire Business Centre
Cranborne Road
Potters Bar
Hertfordshire
EN6 3JR

- Freehold
- Income of £47,000 per annum
- Rental Growth Pattern and Reversionary Uplift Opportunity
- Stable Tenant in Occupation Since Sept 2019

UNIT 3, DEVONSHIRE BUSINESS CENTRE, CRANBORNE ROAD, POTTERS BAR, HERTFORDSHIRE, EN6 3JR

LOCATION

Potters Bar occupies a superb location adjoining Junctions 23 and 24 of the M25 with easy links to the A1M and M1 just 15 miles north of Central London.

The railway station provides a fast service to London Kings Cross / St Pancras and the town provides a full range of shopping, recreational and restaurant facilities.

The property is located on the main Cranborne Commercial Estate which is on the west side of town and offers a particularly convenient link direct to the M25 / A1(M) at South Mimms.

ACCOMMODATION

A high-quality end of terrace office / warehouse / workshop that forms part of a modern development.

It has an attractive design with a front-loading shutter, servicing area and good parking provision.

The first floor extends the full span of the property and has been fitted out as high quality air-conditioned offices.

The warehouse / workshop area on the ground floor has also been fitted out as offices and features a board room.

The roller shutter is functional therefore the ground floor could easily be repurposed back into warehousing / storage space.

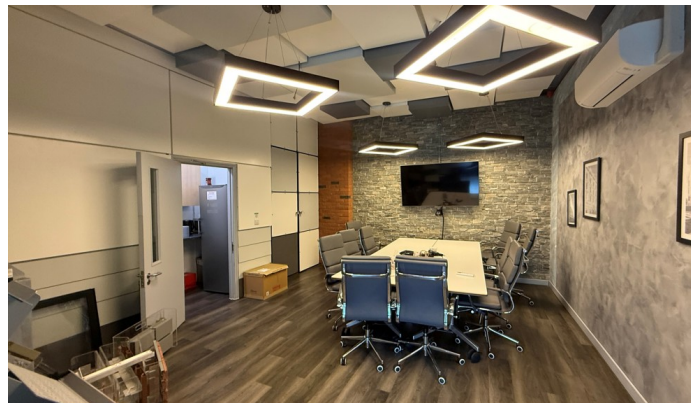
There are 7 allocated parking spaces in total. 2 directly outside the front of the unit and a further 5 to the side.

OTHER INFORMATION

The property is currently let on a full repairing and insuring lease to BTS Group Services Limited expiring on 17 September 2029 at a rent of £47,000 per annum (reviewed in September 2024).

A copy of the lease documents a credit report for the tenant is available upon request.

The property is currently elected for VAT however the owner is able to de-elect prior to sale should this assist the purchaser.



FLOOR AREAS (approx. GIA)

	Sq Ft
Unit	2,758
TOTAL	2,758
Car Parking Spaces	7

TERMS

The property is for sale on a freehold basis subject to the occupational lease referred to.

SERVICE CHARGE

There is a small estate service charge that the tenant is liable for under the terms of their lease.

BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £46,750

The tenant is liable to pay the rates directly under the terms of their lease.

EPC

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For further information please contact Davies & Co on 01707 274237

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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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