

Lots 19-24

Lot 19 - £26,000 p.a.x.
Lot 20 - £26,600 p.a.x.
Lot 21 - £29,750 p.a.x.
Lot 22 - £34,100 p.a.x.
Lot 23 - £28,000 p.a.x.
Lot 24 - £4,000 p.a.x.

108, 110, 112/112a, 114/114a & 116 Darkes Lane,
Potters Bar, Hertfordshire EN6 1AE

Five Freehold Shop and Residential Investments (to be offered individually)



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 Lot 21 - £29,750 p.a.x.
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 Lot 23 - £28,000 p.a.x.
 Lot 24 - £4,000 p.a.x.

Tenancy and accommodation

Lot	Unit	Floor	Use	Floor Areas (Approx.)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
19	108	Ground First	Retail/Ancillary Residential - Two bedroom flat	95.40 sq m (1,027 sq ft)	SAMISONS UK LIMITED t/a WH Smith Local (1)	15 years from 05/09/2003	£26,000	(04/09/2018)
20	110	Ground First	Retail/Ancillary Residential - Two bedroom flat	96.64 sq m (1,040 sq ft)	AGE UK (1) t/a Age UK	10 years from 17/12/2009	£26,600	(16/12/2019)
21	112	Ground	Banking Hall/Ancillary (plus 2 car parking spaces)	80.02 sq m (861 sq ft)	BANK OF SCOTLAND PLC (1) t/a Halifax	10 years from 24/10/2013 (2)	£20,750	24/10/2018 (23/10/2023)
	112A	First	Residential - Two bedroom flat	-	TWO INDIVIDUALS	AST for 12 months from 02/07/2016	£9,000 (£750 pcm)	(01/07/2017)
22	114	Ground	Retail/Ancillary	81.56 sq m (878 sq ft)	GREGGS PLC (1)	10 years from 02/06/2011	£23,000	(01/06/2021)
	114A	First	Residential - Two bedroom flat	-	TWO INDIVIDUALS	AST for approximately 12 months from 12/09/2016	£11,100 (£925 pcm)	(08/09/2017)
23	116	Ground First	Retail/Ancillary Residential - Two bedroom flat	76.73 sq m (826 sq ft)	OXFAM (1)	10 years from 30/05/2017 (2)	£28,000 (2)	30/05/2022
24	Car Parking	Ground	Four Car Parking Spaces	-	P. GEORGIADES	5 years licence from 09/05/2017	£4,000	(08/05/2022)

- (1) Lot 19 - A rent deposit of £12,000 is held.
- (1) Lot 20 - Age Concern England and Help the Aged merged and are now known as Age UK. Age UK help more than 7m people every year, providing companionship, advice and support for older people who need it most. They currently operate from over 450 stores throughout the UK (Source: www.ageuk.org.uk).
- (1) Lot 21 - For the year ending 31st December 2016, Bank of Scotland Plc reported pre-tax profits of £3,395,000,000 and a total net worth of £13,338,000,000 (Source: Experian Group 12/06/2017).
- (2) Lot 21 - The lease is subject to a tenant only break option to determine in October 2018.
- (1) Lot 22 - For the year ending 2nd January 2016, Greggs Plc reported a turnover of £835,749,000, pre-tax profits of £73,028,000 and a total net worth of £256,026,000 (Source: Experian Group 12/06/2017).
- (1) Lot 23 - For the year ending 31st March 2016, Oxfam reported pre-tax profits of £5,600,000 and a total net worth of £82,800,000 (Source: Experian Group 12/06/2017).
- (2) Lot 23 - This lease has been agreed, but not yet completed.

Key Details

- Comprises five shops with self-contained flats above
- To be offered as six separate lots (including car park licence)
- Let to tenants trading as WH Smith, Age UK, Bank of Scotland, Greggs and Oxfam
- Asset Management Opportunities
- Prominent town centre location close to Sainsbury's Local and Potters Bar Railway Station
- Popular and affluent Hertfordshire Commuter Town

Location

Miles: 7 miles south of Welwyn Garden City
 14 miles north of Central London
Roads: A1 (M) (Junction 1), M25 (Junction 24)
Rail: Potters Bar Railway Station
Air: London Luton and London Stansted Airports

Situation

The properties occupy a prominent position on the western side of Darkes Lane, at its junction with Station Close, in the heart of the town centre. Nearby retailers include Sainsbury's Local, Boots the Chemist, Costa, JD Wetherspoon and a number of independent occupiers. Potters Bar Station is less than 200m away. Manor Road Car Park is nearby, providing car parking for about 125 cars.

Description

Lots 19-23 - The property comprises five ground floor shops with five residential flats above, two of which are separately let.
 Lot 24 - Comprises land which is separately let on a licence as four car parking spaces.

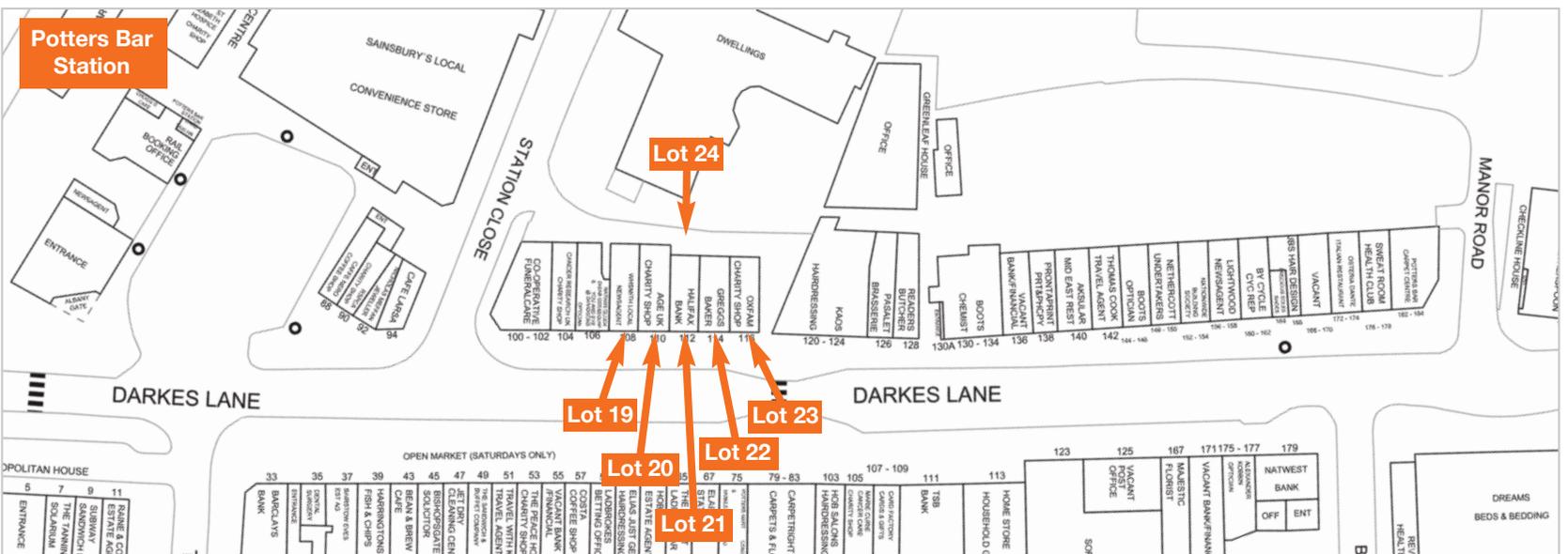
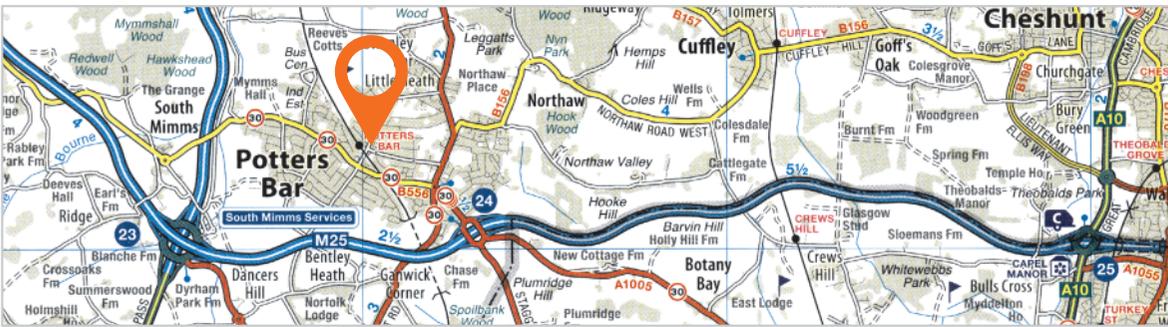
Tenure

Freehold.

VAT

VAT is not applicable to these lots.

Six Week Completion



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