

FOR SALE/TO LET

**GRADE II LISTED FORMER PUBLIC HOUSE**

SUITABLE FOR DESTINATION BAR-RESTAURANT, D2 LEISURE OR D1 COMMUNITY USE, STP

— THE —  
**GREEN  
MAN**

238 HIGH STREET | POTTERS BAR | ENG 50B



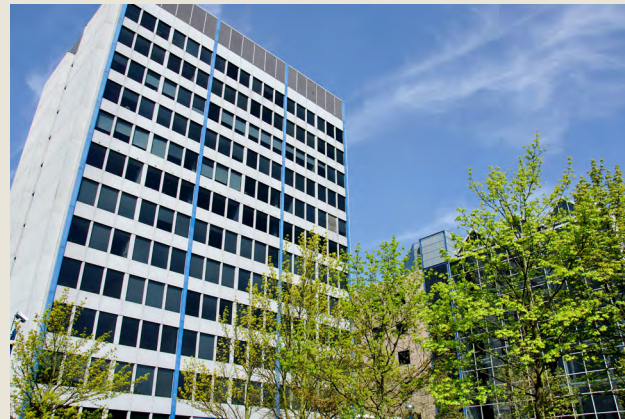
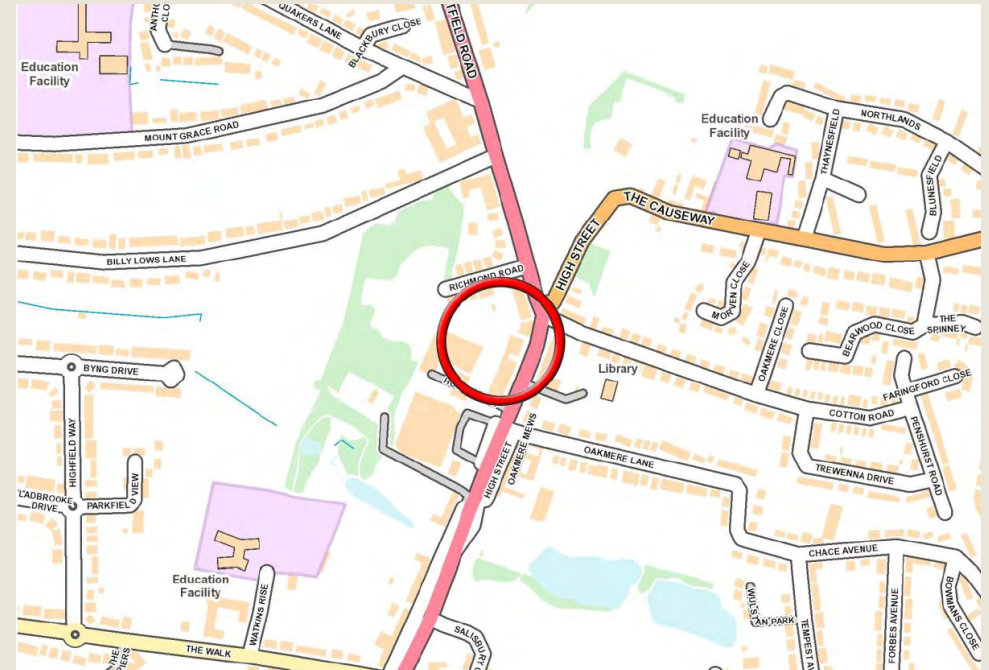
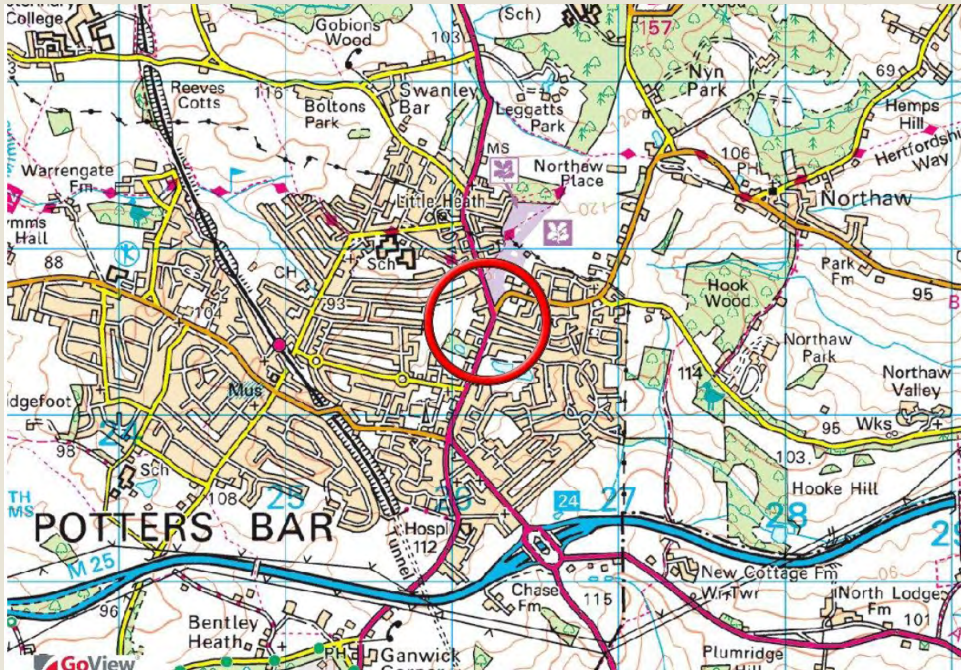
**MAY COMPANY**  
RETAIL & LEISURE SPECIALISTS

 Bernard  
Gordon &  
Company



## Summary

- Grade II listed former public house/site available to let/for sale
- Located in affluent Potters Bar, Hertfordshire EN6
- Pub set over ground and first floors total 4,844 sq ft GIA approximately
- Available to let on new lease, terms upon application
- May suit destination gastro pub/bar restaurant/day nursery or other community use
- Rear of the site may suit residential or mixed use development
- Site area approximately 0.55 acres
- Freehold of part, or the entire site may be available upon application



## Location

Potters Bar is an affluent town in Hertfordshire, approximately 13 miles north of London, forming part of the London commuter belt.

The property is located at the northern end of the High Street close to the junction where High Street meets Hatfield Road and The Causeway. It is within walking distance of local shopping facilities, Bus Station and within easy reach to J24 of the M25. Potters Bar Station is within a mile of the property for services to Central London.

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# The Property

The property comprises a detached former public house, which has been vacant for some time. We are advised that parts of the property date from the 17th Century, part late 17th or early 18th century, part 19th century and part 20th century.

Standing in a site of approximately 0.55 acres, it has an extensive frontage to the High Street and is planned over ground and first floors. There is a large forecourt suitable for parking, outside drinking or play area, and a detached brick-built outhouse. The rear comprises a larger former beer garden and area for further car parking.

The property was previously used as a public house, and is accessed directly from the high street. The main ground floor area benefits from period features including low ceilings, exposed timbers and wooden flooring throughout, as well as a decorative listed brick fireplace. The bar comprises a large wooden-clad central bar-servery, with large drinking areas to the front and rear, staff kitchen, office and WCs. Access to a large beer garden area is provided to the rear of the main bar area. The first floor is arranged as a four bedroom manager's flat.

The accommodation comprises:



PUBLIC HOUSE SITE PLAN

<b>Ground floor</b>	Entrance lobby Bar Lounge Office Beer cellar Ladies and gents WC's	<b>First floor</b>	3 rooms Kitchen Reception room Bath/WC
<b>Floor areas</b>	Ground floor approximately 3,789 sq ft (352m)		
	First floor approximately 1,054 sq ft (98m)		
	<b>Total Gross internal area approx. 4,843 sq ft (450 m<sup>2</sup>)</b>		

*Note: Floor areas as supplied*

## EXTERIOR

The front forecourt and part of the land to the side and rear are to be included within the demise of the sale/lease of the 'existing building'. The rear garden, sideway drive and car park is to be retained by the vendors unless purchasing the 'entire site'.

Exterior	Front forecourt Sideway drive Out building Rear garden Rear car park
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## EPC

Government guidance states that an Energy Performance Certificate is not currently required for a Listed Building or building in a Conservation Area when it is sold or rented in so far as compliance with minimum energy performance requirements would unacceptably alter its character and appearance. Therefore it is our understanding that in this case an EPC will not be required.

## PLANNING

The current use of the property is as a public house (A4) and is listed to include the older parts of the property such as the external elevations and the brick built fireplace in the bar area. Full details of the listing are available upon request. A sale or letting conditional upon a change of use to D1 or D2 will be favourably considered.

## RATING

Interested parties are advised to contact Hertsmeire Borough Council on 020 8207 2277.

## POSSESSION

Full vacant possession upon completion.

## VAT

We are advised that the property is elected for VAT purposes.



REAR GARDEN



LAND TO SIDE OF BUILDING



INTERIOR

## TERMS

Three potential options to take occupation of the site as follows:

1. Opportunity to let the existing building in an as is condition, on a new FR&I lease for a term to be agreed. Front forecourt and part of the side and rear of the property to be included within the demise. The remainder of the land to be retained by the landlord.
2. Opportunity to purchase the freehold of the existing building. Front forecourt and part of the side and rear of the property to be included within the demise. The rest of the land to be retained by the Vendor.
3. Opportunity to purchase the entire site including the existing building and approx. 0.55 acres of land it is situated within.

**Rent/Price upon application.**

**Please give us a call to discuss further.**

## COSTS

Each party to be responsible for their own legal and professional costs.

## REFERENCES

Where applicable, the agents will charge a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non-refundable after the references have been taken up, irrespective of whether or not they are accepted by the landlord.



## HOLDING DEPOSIT

Tenants wishing to secure this property will be required to pay a holding deposit to the agents of £3000. This deposit is not refundable except if the landlord withdraws, clear title cannot be proved or the tenant's references are not acceptable to the landlord. In addition the holding deposit is not refundable in the event that a prospective

tenant fails to exchange/complete after an unreasonable period following the submission of the legal documentation or if the tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.

Viewing is strictly via the joint sole agents:

**SAMUEL MAY**

samuel@mayandcompany.co.uk

020 3503 0635

07742 256 873



**BEN WALLIS**

ben@bernardgordon.co.uk

020 8099 3119

07702 806994



MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

These sales particulars are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments they may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Regulated by RICS.

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