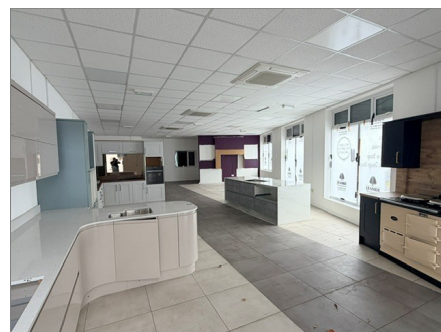
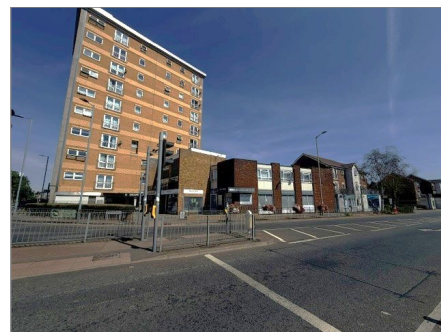
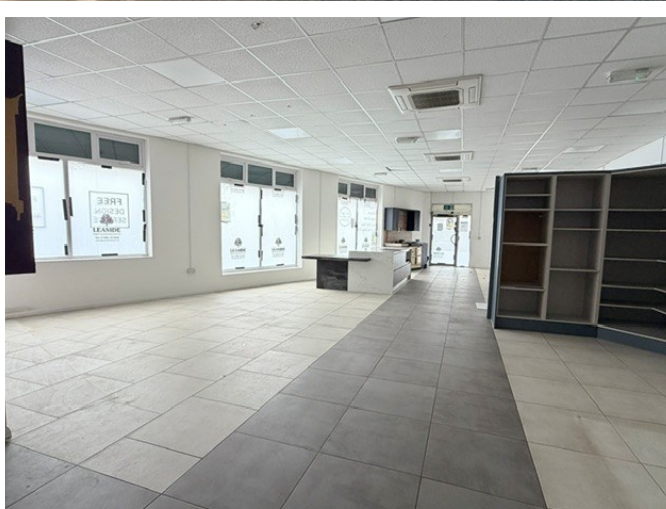


**15 THE PRECINCT, HIGH ROAD,  
BROXBOURNE, EN10 7HY**



**A LARGE GROUND FLOOR  
SHOP & BUSINESS PREMISES  
OVERLOOKING BUSY MAIN  
ROAD JUNCTION**

**1,459 SQ FT**  
**+ BASEMENT AREAS**

**TO LET**

www.paulwallace.co.uk

## LOCATION:

The Precinct stands at the junction of the A1170 Broxbourne High Road and the B194 Station Road to the immediate south of Hoddesdon.

Unit 15 forms part of an established neighbourhood retail complex adjacent to the more extensive Broxbourne retail parade.

Local retailers include Costa Coffee, Sainsbury Local and other trades include newsagents, pharmacy, butcher, Simmons Bakery and funeral directors.

There is a shoppers car park to the rear and short term roadside car parking running along the front of the Broxbourne parade.

The larger retail centre of Hoddesdon is just under a mile to the north and Cheshunt just over 3 miles to the south. The Brookfield Retail Park is within 2 miles distance.

Main line rail is available from Broxbourne Station approximately 5 minutes walking time offering a fast London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections.

## DESCRIPTION:

A ground floor retail shop, restaurant and/or category E business premises at the junction of Broxbourne High Road and Station Road.

The ground floor retail areas are completely open plan with a significant 50' frontage onto Station Road.

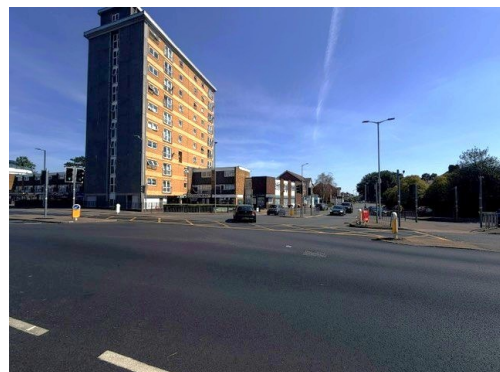
There are separate male and female WC's to the rear and a rear pedestrian access point.

The basement parts are dry, full height, properly lit and useable.

|                             |   |                    |
|-----------------------------|---|--------------------|
| Maximum built depth         | - | 53'                |
| Maximum internal width      | - | 33'                |
| Ground floor retail         | - | 1,275 sq ft        |
| Ground floor WC/rear access | - | 184 sq ft          |
| Basement                    | - | 978 sq ft          |
| <b>Total</b>                | - | <b>2,437 sq ft</b> |

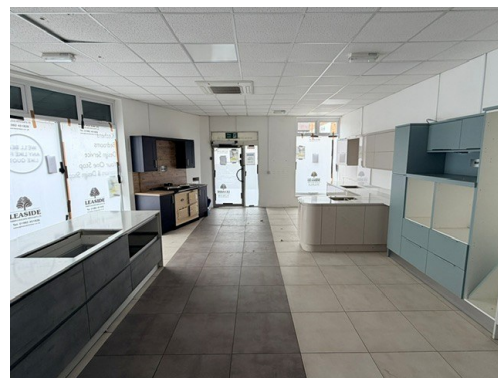
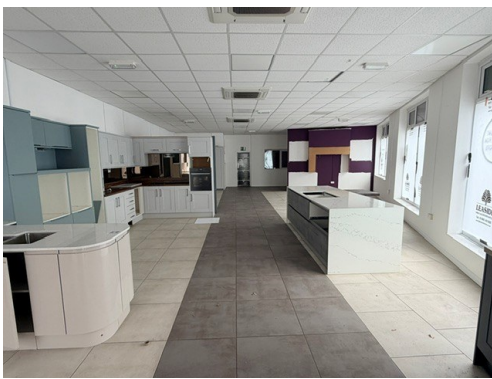
All dimensions and floor areas are approximate.

- \* Busy High Road location
- \* High levels of passing vehicular traffic
- \* 5 minute walk to main line rail station into central London
- \* Plenty of visitors/shoppers car parking
- \* Historically Barclays Bank and kitchen showroom more recently
- \* Fire and security alarms (untested)
- \* Air conditioning (untested)
- \* Properly demised manager's parking space
- \* Significant glazing to Station Road elevation
- \* Rear pedestrian access



|                        |                                                                                                                                                                                                                                                                                       |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TERMS:</b>          | To let on a new lease.                                                                                                                                                                                                                                                                |
| <b>RENT:</b>           | £30,000 per annum exclusive.                                                                                                                                                                                                                                                          |
| <b>SERVICE CHARGE:</b> | TBA.                                                                                                                                                                                                                                                                                  |
| <b>RATEABLE VALUE:</b> | We are advised upon a rateable value of £19,500 with effect 1 April 2026. Interested parties are advised to verify this information at <a href="http://www.voa.gov.uk">www.voa.gov.uk</a> . The rate in the £ for retail hospitality and leisure users for the 2026/27 year is 38.2p. |
| <b>LEGAL COSTS:</b>    | Each party are to be responsible for their own legal costs.                                                                                                                                                                                                                           |
| <b>VAT:</b>            | Applicable.                                                                                                                                                                                                                                                                           |
| <b>EPC:</b>            | To follow.                                                                                                                                                                                                                                                                            |
| <b>VIEWING:</b>        | Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.                                                                                                                                          |

**C4966**



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