

92 HIGH STREET, HODDESDON, EN11 8HD



**A1 RETAIL LOCK UP
SHOP PREMISES**

APPROX 586 SQ FT

TO LET

www.paulwallace.co.uk

LOCATION:

Number 92 stands on the eastern side of Hoddesdon High Street between Cannon Travel and Appelman Charman opticians.

Further retails within the same terrace include The Eye giftware, Miami Carpets, Rickmores Electrical, Age UK, library and Equinox Jewellers.

Café Nero, Oxfam, Boots and Peacocks are on the opposite side of the road.

This section of the High Street is substantially pedestrianised all be it allowing for the through passage and parking of vehicles. There are a dozen or so short term roadside parking spaces immediately to the front of the subject property, otherwise the town is served by many car parks including those of Sainsbury to the rear, Morrison to the north and Taverners Way/Aldi to the rear of the Fawkon Walk shopping precinct.

There is fast access out onto the dual carriageway Dinant Link Road and thereafter within not more than one miles distance access to the A10 London to Cambridge trunk road which provides 10 minute access 6 miles to the south with junction 25 of the M25. The A414 skirts the town to the north providing eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond.

Rail into central London is provided from both Rye Park and Broxbourne, the latter with an approximate 30 minute journey time into London Liverpool Street via Tottenham Hale with its Victoria Line underground connections.

London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.

DESCRIPTION:

- * **A1 retail lock up**
- * **Prime High Street position**
- * **Short term roadside parking**
- * **6 major town centre car parks**
- * **Rare availability**
- * **New lease**

Maximum built depth	-	42'
Maximum internal width	-	14' 5"
Total	-	586 sq ft

All dimensions and floor areas are approximate.

- * Electric heating
- * Carpets
- * Lighting
- * WC
- * Kitchen
- * Good decoration

TERMS:

To let on a new lease.

RENT:

£20,000 per annum exclusive.

VAT:

TBA.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

RATEABLE VALUE:

We are informed upon a rateable value of £15,500 with effect 1 April 2017. Interested parties are advised to verify this information at www.voa.gov.uk.

VIEWING:

Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

C4717

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