

59 HIGH STREET, HODDESDON, EN11 8TQ



PRIME HIGH STREET SHOP

1,361 SQ FT

TO LET - NEW LEASE

www.paulwallace.co.uk

LOCATION:

This shop holds a prime High Street location adjacent to Tesco Metro in the very centre of this historic Lea Valley market town just off the A10 and approximately 6 miles to the north of junction 25 of the M25.

Other retailers within the town centre include Morrisons, Asda, Aldi, Sainsbury, Peacocks, Santander and Esquires. Long standing local trades include Cannon Travel, The Eye Giftware, Miami Carpets, Rickmores Electrical and Louise's Florist.

The A414 skirts the town to the north providing eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond.

National Rail is available from Rye Park and Broxbourne with an approximate 25 minute London Liverpool Street journey time via Tottenham Hale with it's Victoria Line underground connections. London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.

DESCRIPTION:

An all ground floor A1 retail lock up shop premises.

| | | |
|---------------------------|---|--------------------|
| Maximum built depth | - | 80' |
| Total ground floor | - | 1,361 sq ft |

All dimensions and floor areas are approximate.

An entirely open plan retail area with toilet and kitchen to the rear.

There is an allocated car parking space in the rear car park accessed off Brocket Road. Loading and deliveries are possible from both the front High Street elevation and rear car park elevation.

- * Attractive glazed shop front with centre door
- * Pedestrian rear access
- * Allocated car parking space
- * Toilet facilities
- * Small kitchen
- * Fire & security systems (untested)



TERMS:

To let on a new lease.

RENTAL:

£28,000 per annum exclusive.

RATEABLE VALUE:

We are advised upon an existing rateable value of £23,750 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk.

| | |
|---------------------|---|
| EPC: | TBA. |
| LEGAL COSTS: | Each party are to be responsible for their own legal costs. |
| VAT: | Not applicable. |
| VIEWING: | Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744. |

C4832

www.paulwallace.co.uk

MISREPRESENTATION ACT

Paul Wallace Commercial for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that:

- i. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
- iii. No person in the employment of Paul Wallace Commercial has authority to make or give any representation or warranty whatever in relation to this property whether in the particulars supplied or by any oral or written representation
- iv. Paul Wallace Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars
- v. Rents and prices quoted in the particulars may be subject to VAT in addition