



Mark Davies Court

Conduit Lane, Hoddesdon, EN11 8FX

New ground floor premises suitable for a variety of uses

1,356 sq ft
(125.98 sq m)

- Self contained
- Extensive glazing
- Part of a new development
- Ground floor accommodation only
- Allocated car parking space (to be confirmed)
- Public car parks and on-street parking available close by

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Summary

Available Size	1,356 sq ft
Rent	£24,000.00 per annum
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The Property comprises the ground floor commercial space within a new mixed use development principally comprising residential apartments. The premises are self-contained and benefit from extensive glazed frontage to Conduit Lane and to the flank elevation.

Location

The Property enjoys a prominent location between the Sainsbury and Asda supermarkets and adjacent to the Royal Mail sorting office. Conduit Lane runs east/west from the High Street within the town centre. The property benefits from car parking being available on a time limited basis within the Asda and Sainsbury car parks as well as on the street. Hoddesdon itself is a historic market town situated to the east of the A10 London to Cambridge trunk road. The town has an expanding population with a number of residential developments currently underway or planned within the town.

The following are approximate Gross Internal Areas measured in accordance

Accommodation

The following are approximate Gross Internal Areas measured in accordance with RICS Code of Measuring Practice:

Ground Floor 1,356 sq ft / 126 sq m

Terms

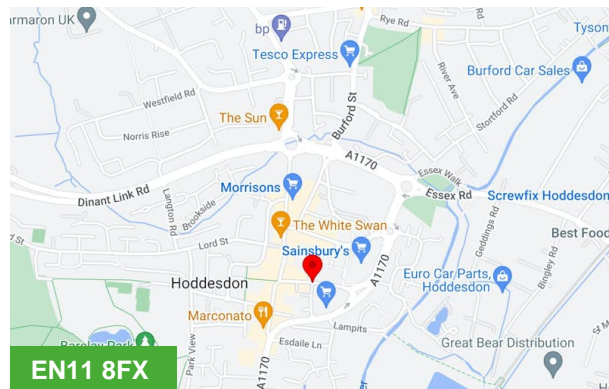
A new effectively fully repairing and insuring lease is available direct from the landlord.

Rates

To be assessed. Guide on application.

Service charge

To be confirmed. Estimate on request



Viewing & Further Information



Simon Beeton

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IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
(iv) All prices quoted in these particulars may be subject to VAT in addition; and
(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;
(vi) All quoting rents, prices and terms are expressed subject to contract;
(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 10/05/2024