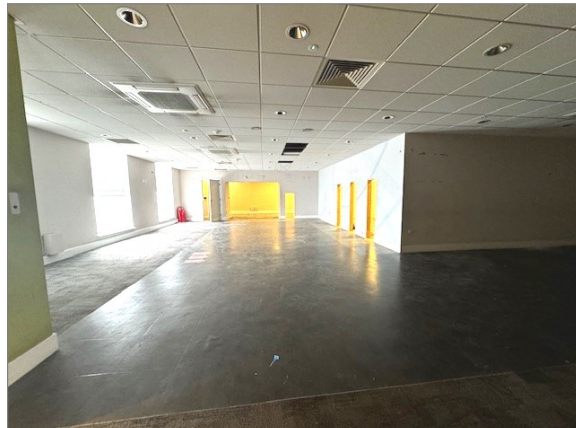


51 HIGH STREET, HODDESDON, EN11 8TG

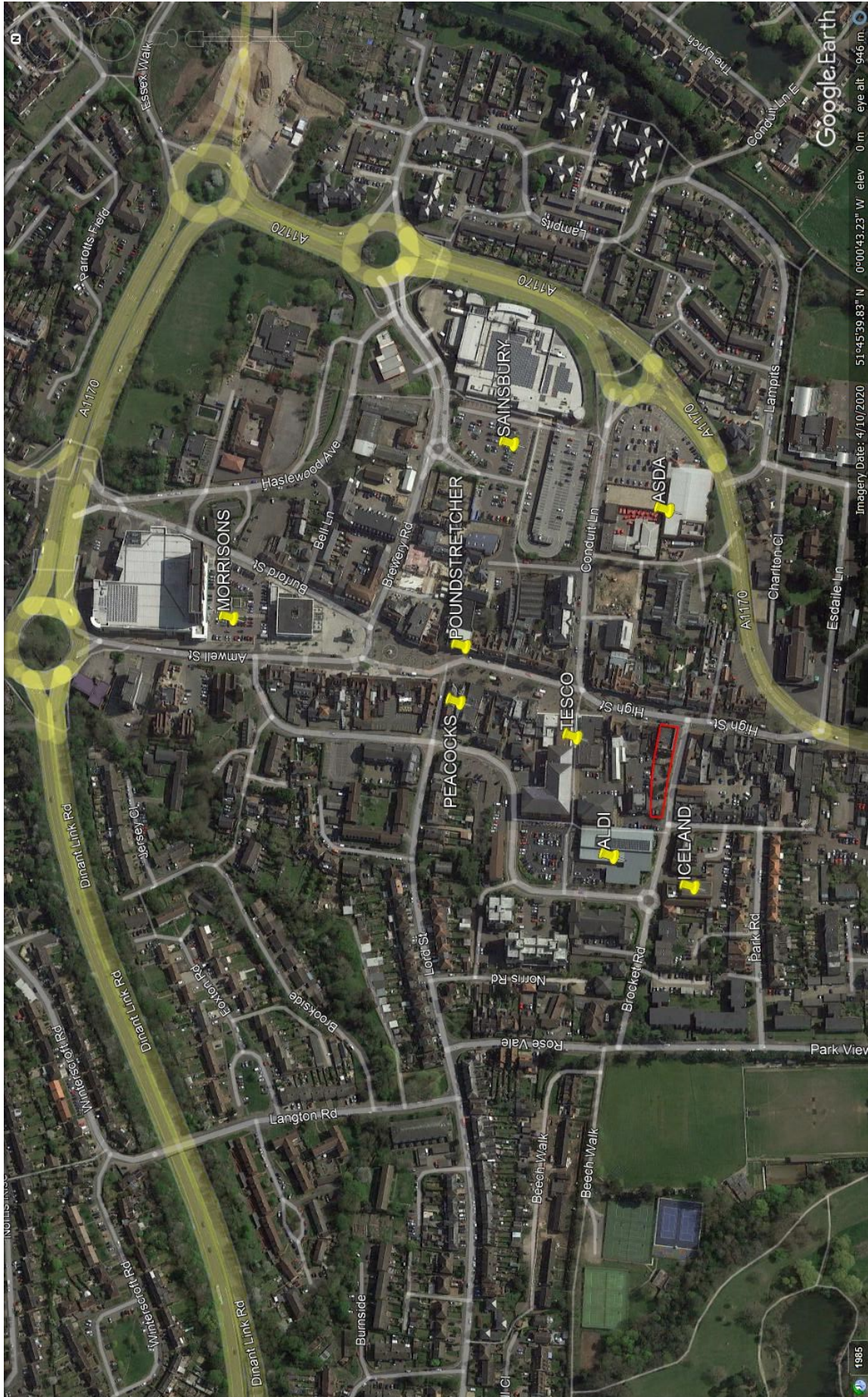


A LANDMARK TOWN CENTRE BUILDING & CAR PARK

*OF INTEREST TO OWNER OCCUPIERS,
INVESTORS & DEVELOPERS*

6,971 SQ FT ON 0.2 ACRES

TO LET/FOR SALE



LOCATION:

Number 51 stands on the western side of the High Street immediately at its junction with Bocket Road in front of Aldi and Iceland and within proximity to other High Street retailers to include Santander, Café Nero, Boots, Peacocks, Tesco Metro and Esquires. Longstanding local trades include Cannon Travel, The Eye Giftware, Miami Carpets, Rickmores Electrical and Louises Florist.

Hoddesdon is a strong market town just off the A10 approximately 6 miles to the north of 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.

National Rail is available from Rye Park and Broxbourne with an approximate 25 minute London Liverpool Street journey time via Tottenham Hale with its Victoria Line underground connections.

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

THE OPPORTUNITY:

A former Barclays Bank building now with vacant possession across ground, first and basement levels, holding an extremely prominent corner location with an approximate 45' High Street frontage and total site depth of approximately 230'.

The existing building may suit ongoing commercial use across retail, restaurant, religious, gym, medical, educational and other commercial uses or residential conversion in whole or part in tandem with future new build elements to the rear car park.

By a planning application number 07/24/0475/F consent was granted for a change of use on the building to allow hot food take-away in tandem with flexible provision for commercial business and service under Category E.

- * **Strong town centre with minimal vacancy**
- * **Freehold or leasehold**
- * **Total site area circa 0.2 acres**
- * **Approx 230' Bocket Road return frontage**
- * **6,971 sq ft existing built space with minimum 20 parking spaces**
- * **Prime town centre corner position**
- * **Would suit retail, restaurant, takeaway, gym, religious, medical, educational and residential uses subject to planning confirmation**
- * **Existing retail, hot food takeaway and Category E consents in place**
- * **Immediate vacant possession**
- * **Considered low rateable value**
- * **Free of VAT**

DESCRIPTION:

A landmark town centre building holding an extremely prominent corner location.

Maximum internal width	-	43' 5"
Maximum built depth	-	67' 3"
Ground floor	-	2,930 sq ft
First floor	-	2,930 sq ft
Full height basement	-	1,111 sq ft
Total	-	6,971 sq ft
Total site area	-	0.2 acres

All floor areas and dimensions are approximate.



TERMS:

For sale or to let.

PRICE:

Upon application.

RENT:

Upon application.

RATEABLE VALUE:

We are advised upon a rateable value of £63,000 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk.

VAT:	Not applicable.	
EPC:	Green 48B.	
LEGAL COSTS:	Each party are to be responsible for their own legal costs.	
VIEWING:	Strictly by appointment through:	
	Aaran Forbes	Ryan Kennedy
	Paul Wallace Commercial	RK Real Estate
	aaran@pwco.biz	ryan@rkrealestate.co.uk
	07802 354754	07715 001003

C4857

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