paulwallace commercial
01992 440744
enquiries@pwco.biz

39 CHAUCER WAY, HODDESDON, EN11 9QP







ALL GROUND FLOOR COMMERCIAL SPACE

PREVIOUSLY OCCUPIED AS A GYM BUT EQUALLY SUIT RETAIL, CRECHE/DAY NURSERY*

TOTAL CIRCA 4,256 SQ FT

FOR SALE

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LOCATION:

39 Chaucer Way forms part of a small group of commercial retail orientated outlets in the centre of the 100 Acre housing estate in north Hoddesdon. The businesses within proximity include café, newsagents, dry cleaners, butcher and convenience store.

Both Stansted Road and Ware Road are within approximately 500 yards to the east and west, near exactly 1 mile due north of Hoddesdon town centre hosting a wide range of retail and service industries including Tesco, Sainsbury, Morrison, Aldi and Asda supermarkets.

The A414 Great Amwell junction is within approximately 1 mile and the A10 dual carriageway 1.5 miles.



DESCRIPTION:

* All ground floor commercial space
* Circa 4,256 sq ft
* Most recently used as a gym (D2 planning use)
* Previously under D1 clinic/health centre/creche/day nursery user
* Requiring refurbishment
* Substantial 18 metre glazed frontage
* Parking





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TERMS:	For sale.
PRICE:	£400,000 subject to contract only.
RATEABLE VALUE:	We have been made aware of a single rateable value of £18,000 with effect 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk and further enquire as to the availability of Small Unit Business Rate Relief.
PLANNING*:	By a consent dated 11/12/14 under reference 07/14/0944/F planning was granted for part change of use from nursery D1 to gym D2 (assembly & leisure). Alternative uses may require planning. Interested parties are strongly urged to seek independent specialist advice.
EPC:	TBA.
LEGAL COSTS:	Each party are to be responsible for their own legal costs.
SERVICE CHARGE:	TBA.
VAT:	Not applicable.
VIEWING:	Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

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