

**23 & 24 BREWERY ROAD,
HODDESDON, EN11 8HF**



**GROUND FLOOR TOWN
CENTRE RETAIL, BUSINESS
& OFFICE SPACE**

2,318 & 2,682 SQ FT

EACH FOR SALE/TO LET

LOCATION:

The buildings front the southern side of Brewery Road adjacent to Nonna's Kitchen connecting the High Street to the Sainsbury superstore and petrol filling station.

Hoddesdon has a strong town centre hosting many of the major supermarkets to include Morrison, Aldi, Asda and Sainsbury, alongside the likes of Iceland, Costa Coffee, Peacocks and Poundstretcher.

There are a host of longstanding local trades to include Miami Carpets, The Eye Giftware, Olivers Bridal and Equinox Jewellers.

The town is served by numerous public and supermarket car parks including those of Taverners Way and Burford Street.

The main road is immediately to hand with the A414 east west route skirting the town to the north providing eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond. The A10 connects with junction 25 of the M25 approximately 8 miles to the south.

The rail network is available from both Rye Park and Broxbourne serving 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:

A pair of separate ground floor retail, office and business premises which may also suit uses across the medical, educational and health & fitness sectors, subject to planning confirmation.

Shop 1

Maximum internal width	-	44' 6"
Maximum built depth	-	57' 9"
Total	-	2,318 sq ft

Shop 2

Maximum internal width	-	47' 6"
Maximum built depth	-	52' 9"
Total	-	2,682 sq ft

All dimensions and floor areas are approximate.

- * Flexible commercial usage
- * All ground floor areas
- * Attractive glazed frontage(s)
- * Allocated parking space for each unit
- * Plenty of surrounding town centre customer parking
- * 10' to underside of first floor slab
- * Current shell and core specification with mains drainage and incoming power and water



TERMS:	Each unit to let or for sale.
RENTAL:	Upon application.
PRICE:	Upon application.
RATEABLE VALUE:	The premises are currently unassessed.
EPC:	To follow.
LEGAL COSTS:	Each party are to be responsible for their own legal costs.
VAT:	TBA.
VIEWING:	Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

C4872

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