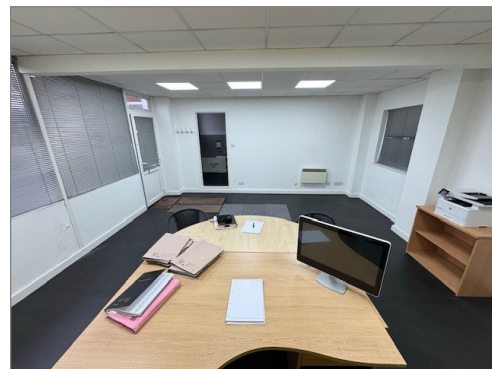
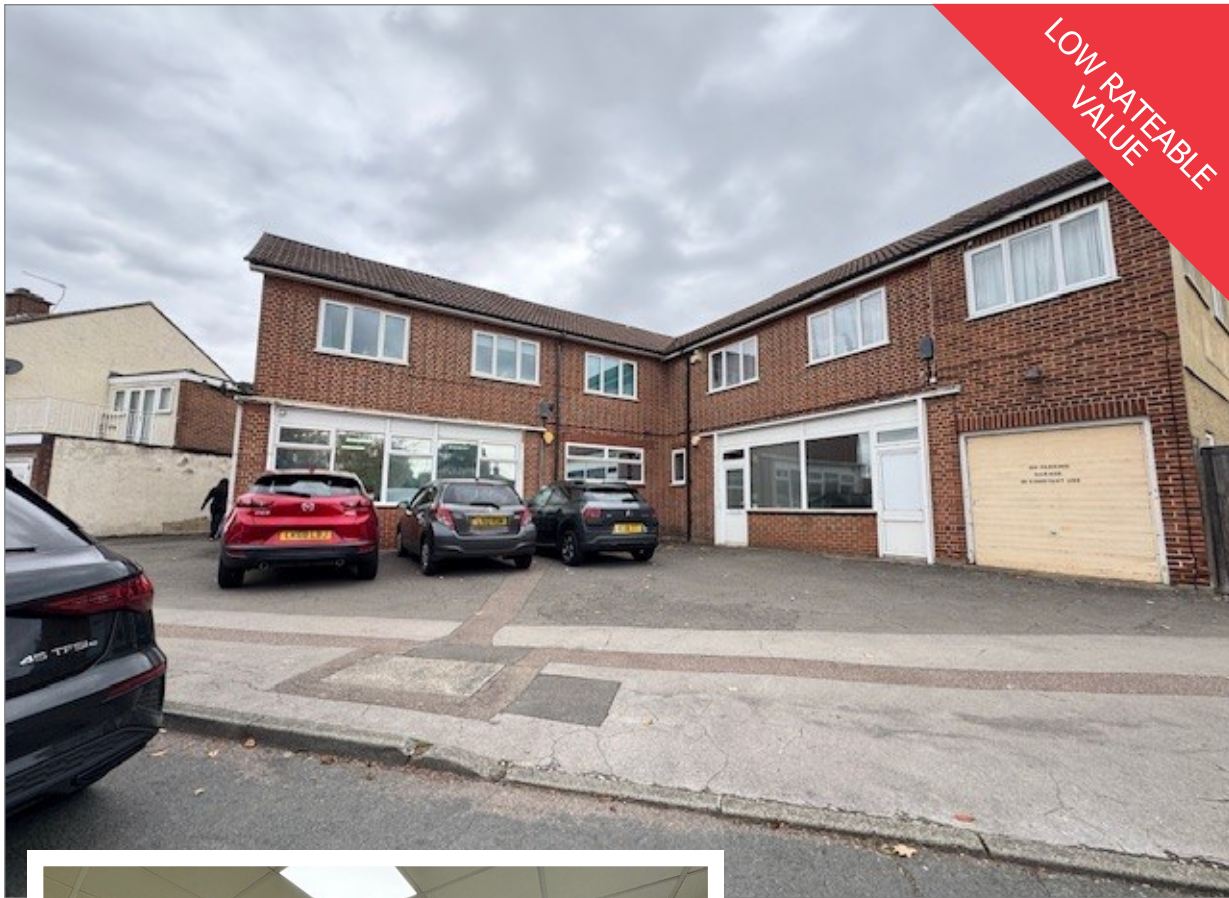


2 GRENVILLE AVENUE, BROXBOURNE, EN10 7DH



**FLEXIBLE SHOP/OFFICE
WORK/BUSINESS SPACE**

540 SQ FT

TO LET

www.paulwallace.co.uk

LOCATION:

2 Grenville Avenue is considered to be a landmark building standing on the corner of Grenville Avenue behind the bus stop fronting Broxbourne High Road and just a couple of hundred yards to the south of the junction with Nazeing Road. The Broxbourne Sports Ground & Tennis Club is within a short distance further along on the opposite side.

At Broxbourne traffic lights there is a good line up of local convenience and neighbourhood retail and restaurant operators including general grocers, newsagents, dry cleaners, pharmacy, bakery, butchers, café, florist and pet shop.

Rail network serving London Liverpool Street via Tottenham Hale with it's Victoria Line underground connections is just 10 minutes walking distance. The larger retailing centre of Hoddesdon is to the north whilst the regionally significant Brookfield retailing complex is to the south.

The A10 connects with the A414 to the south of Hoddesdon providing eastward M11 connections and westward A1M/M1 connections at Hatfield and beyond, whilst to the south the A10 gives access to junction 25 of the M25. London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.



DESCRIPTION:

2 Grenville Avenue comprises a ground floor shop/office space being arranged as 3 principle areas either side of a central entrance door.

Total circa 540 sq ft.

- * Cleanly decorated
- * Electric radiators
- * Storage cupboards
- * Fire & security alarms (untested)
- * Carpets and lighting
- * Part upvc replacement windows
- * Kitchen and toilet
- * 1 x car parking space

TERMS:	To let on a new lease.
RENT:	£12,000 per annum exclusive.
RATEABLE VALUE:	We are informed upon a rateable value of £6,800 with effect 1 April 2023. 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 as may be applicable.
EPC:	Green 44B.
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.

C4383-1



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