

**86, 86A & 86B HIGH STREET,
HODDESDON, EN11 8HD**

PRICE REDUCTION

VAT FREE



**A PROMINENT TOWN CENTRE
CORNER SHOP WITH 2 FLATS ABOVE**

3,100 SQ FT

**SHOP WITH VACANT POSSESSION
FLATS LET & PRODUCING £24,540 PA**

FOR SALE FREEHOLD

www.paulwallace.co.uk

LOCATION:

Number 86 stands in the middle of Hoddesdon town centre fronting the High Street at its junction with Conduit Lane immediately opposite Santander and Esquires Coffee House. Other significant town centre retailers include Peacocks, Savers Health & Beauty, Specsavers, Poundstretcher, Energie Fitness, Tesco Metro, Sainsbury, Asda, Aldi and Morrisons.

There is also a strong line up of longstanding local trades including electrical, bridal wear, butchers, ladies fashion and health & beauty.

The Limes Surgery, Amwell Clinic and Hoddesdon Library are also in the town centre, whilst the Lowewood Museum and Spotlight Theatre are at the far southern Broxbourne end of the High Street.

Hoddesdon is a strong market town 6 miles due north of junction 25 of the M25 at Waltham Cross/Enfield.

The A414 skirts the town to the north providing eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond.

The rail network is available from Rye Park and Broxbourne, with the latter having a fast London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections.

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



DESCRIPTION:

A town centre shop premises over ground and basement levels with two separate self contained flats above.

Retail maximum internal width	-	18'
Retail maximum built depth	-	80'
Ground floor shop	-	976 sq ft
Lower ground floor retail & storage	-	824 sq ft
First floor flat	-	630 sq ft
Second floor flat	-	670 sq ft
Total	-	3,100 sq ft

All dimensions and floor areas are approximate.

Given there is a second retail entrance point to the flank elevation then there may be future potential to divide the shop into two separate self contained units.

The flats have a self contained ground floor entrance point.

TERMS:

The shop and basement for sale with vacant possession.

The flats are both let on AST's:

86a High Street - First floor flat let on an AST at £11,700 per annum for 12 months from 30/09/24.

86b High Street - Second floor flat let on an AST at £11,940 per annum for 12 months from 25/06/25.



PRICE:

£675,000, subject to contract only.

VAT:

We are advised that this sale is not subject to VAT.

EPC:

Retail area Green 58C.

86a Yellow 66D.

86b Yellow 56D.

RATEABLE VALUE:

We have been informed that the retail area has a rateable value of £22,250 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk.

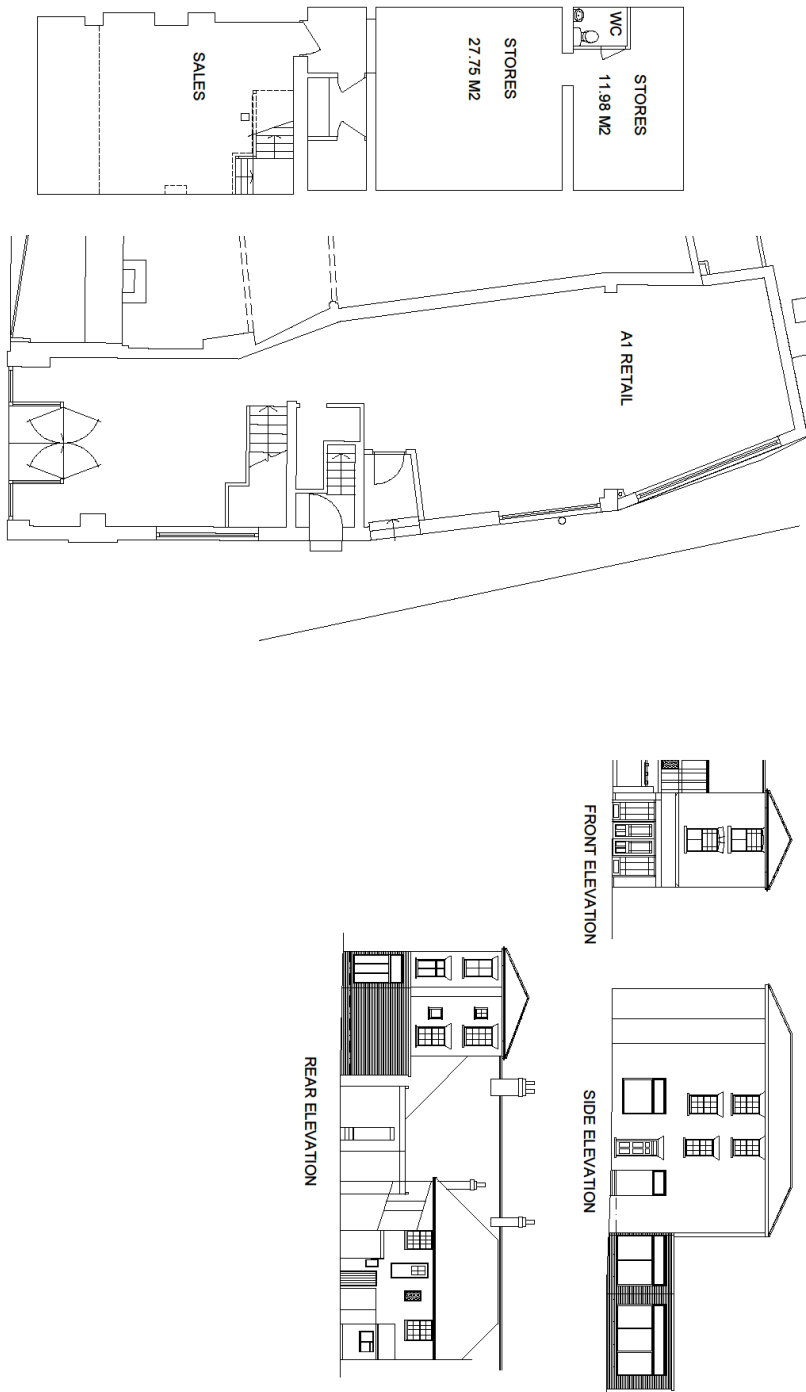
LEGAL COSTS:

Each party are to be responsible for their own legal costs.

VIEWING:

Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

C4856



**TOTAL
CONSTRUCTION
SURVEYING**

**57 NEW ROAD
HERTFORD HERTS
SG14 5DL**

Project: TOWNHOMES
57 NEW ROAD
HERTFORD
ENGL BD

Title: FLOOR PLANS AND ELEVATION
LAND REGISTRY ISSUE

Date: FEB 25	Scale: 1:100	Drawn by: MAT	Drawing no.: M723027 105
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