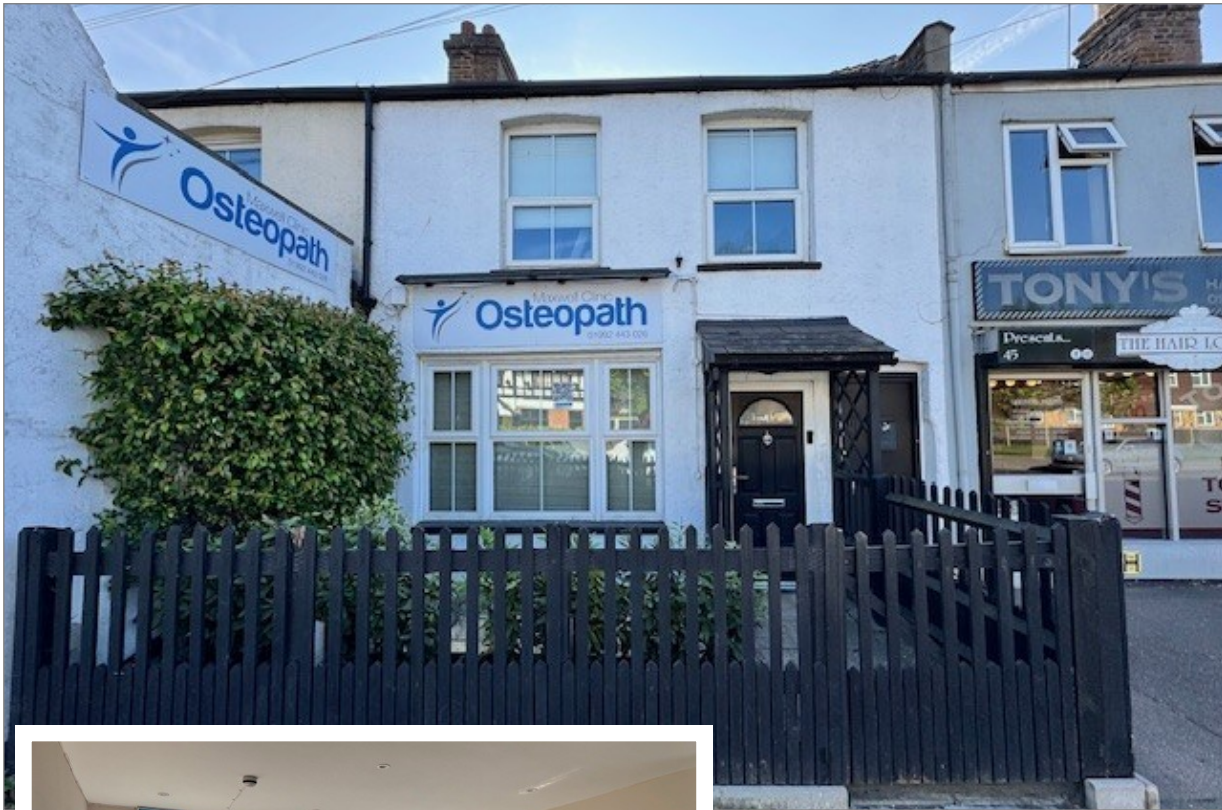


43 & 43A HIGH ROAD, WORMLEY, EN10 6HT



**AN ATTRACTIVE ROADSIDE
COMMERCIAL RETAIL
BUSINESS & OFFICE
BUILDING INCLUDING 2
BEDROOM FLAT**

FOR SALE (MAY LET)

LOCATION:

This pretty little building fronts onto the south bound carriageway of the A1170 Wormley High Road just past the Cozens Lane East junction and a short distance from Wharf Road.

Number 43 forms part of a strong neighbourhood terrace majority commercial properties comprising Wormley Medical Centre & Pharmacy, launderette, Ladbroke's, grocery, hairdressing and several takeaway outlets.

There is short term roadside visitors parking.

The larger Broxbourne retail parade is approximately 1 mile to the north with Hoddesdon town centre just a further half mile beyond this.

The regionally significant Brookfield retail complex hosting Tesco and Marks & Spencer is approximately 1 mile to the south.

The main line rail network is available from Broxbourne providing a London Liverpool Street service.



DESCRIPTION:

A former 3 bed residential cottage, significant ground floor extension and more recently under commercial ground floor occupancy with a self contained 2 bed flat above. There is a courtyard garden to the rear and a small fenced forecourt overlooking the High Road.

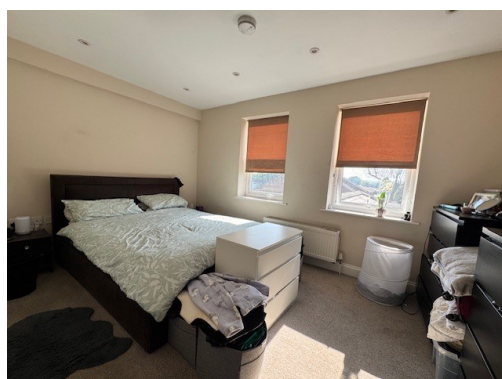
Maximum built depth	-	55'
Maximum internal width	-	14'
Total ground floor	-	753 sq ft
First floor flat	-	514 sq ft
Rear garden	-	Unmeasured
Forecourt	-	Unmeasured

All floor areas and dimensions are approximate.

The ground floor commercial parts are capable of more open plan format but are currently sub divided to facilitate a health and wellness style of occupancy divided as a front reception, 2 treatment rooms and a larger rear treatment/consultation area.

The first floor flat is 2 bedroom with separate lounge and kitchen diner. The flat has a self contained entrance point direct from the High Road.

There was previously rear pedestrian access but this now requires reinstatement.



DESCRIPTION (CONT):

- * Traditional gas fired central heating throughout
- * Flexible usage ground floor commercial areas
- * Tidy 2 bedroom flat
- * Suit ongoing medical, educational or retail type uses
- * Minimal maintenance rear garden
- * Side pedestrian passageway access
- * Fire & security systems (untested)



POSSESSION:

Vacant possession of the whole at completion.

TENURE:

For sale freehold or may let.

PRICE:

£489,995, subject to contract only.

RENT:

£30,000 per annum exclusive.

VAT:

Not applicable.

RATEABLE VALUE:

We are informed upon a single rateable value of £12,750 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk.

EPC:

Yellow 80D.

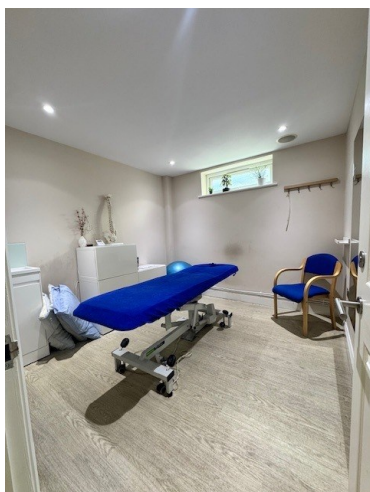
LEGAL COSTS:

Each party to be responsible for their own legal costs.

VIEWING:

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

C4890



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