

**76 HIGH STREET,
HODDESDON, EN11 8ET**



**A PRIME TOWN CENTRE
RETAIL/RESTAURANT INVESTMENT**

3,578 SQ FT

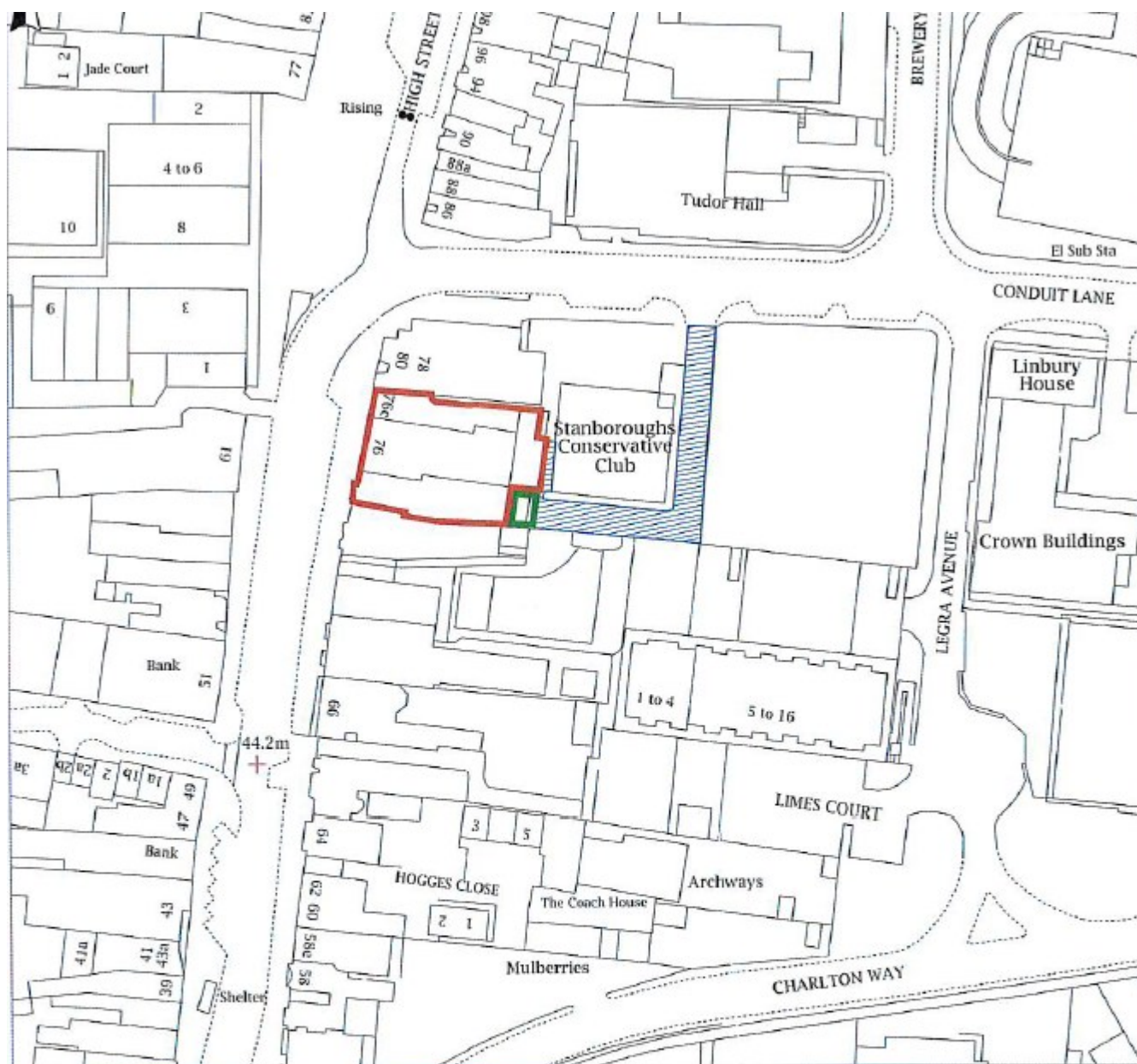
**LET ON AN EXISTING LEASE UNTIL 2039
WITHOUT BREAK**

FOR SALE FREEHOLD

www.paulwallace.co.uk

LOCATION:	Number 76 stands on the eastern side of Hoddesdon High Street immediately opposite Tesco Metro and the former Barclays Bank building on the corner of Brocket Road. Those more notable retailers in the town centre include Santander, Café Nero, Boots, Peacocks, Esquires, Aldi, Iceland, Sainsbury and Morrison. Longstanding local trades include Cannon Travel, The Eye Giftware, Rickmore Electrical and Louise's Florist. Hoddesdon is a strong market town just off the A10 approximately 6 miles to the north of junction 25 of the M25. The A414 skirts the town to the north providing eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond. National Rail is available from Rye Park and Broxbourne with an approximate 25 minute Liverpool Street journey time via Tottenham Hale with its Victoria Line underground connections. London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.
DESCRIPTION:	3,245 sq ft of ground floor (additional 333 sq ft basement parts) retail and restaurant space let and trading as a restaurant`. The building was stunningly refurbished several years back to include a brand new build orangery to the rear elevation which nicely compliments the original Grade II listed building features. The whole is let for a term of 20 years to expire 13 October 2039 without further break. The current passing rent is £70,000 per annum exclusive. There is rear vehicular and pedestrian access and 2 valuable allocated parking spaces. The October 2024 rent review has not been implemented. Subsequent reviews are due in 2029 and 2034. A rent security deposit of £35,000 is held. Effective FRI terms. This lease is not Act excluded. All floor areas and dimensions are unverified and being as provided by the landlord.
TERMS:	For sale subject to the lease as previously referred.
VAT:	TBA.
PRICE:	£750,000, subject to contract only, to reflect a 9.33% return before usual acquisition costs.
RATEABLE VALUE:	We are informed upon a rateable value of £66,000 with effect 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk .
EPC:	Yellow 80D.
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.
AGENTS NOTE:	This is an investment sale of the building. The trading business is not affected.

C4925



Legend

-  Shared access and egress (vehicular and pedestrian)
-  Commercial Unit boundary
-  2 x Allocated parking spaces

Title number **HD537255**
 Ordnance Survey map reference **TL3708NW**
 Scale **1:1250 enlarged from 1:2500**
 Administrative area **Hertfordshire :**
Broxbourne



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