

117 RYE ROAD, HODDESDON, EN11 0JP



A BUILDING PLOT, 2 BED FLAT & SHOP FOR SALE

**COMPRISING FORMER BAKERY/COMMERCIAL
BUILDINGS, FLAT & RETAIL SHOP
INVESTMENT INCOME**

CIRCA 2,575 SQ FT ON 0.086 ACRES

FOR SALE FREEHOLD

LOCATION:

The building forms part of a strong neighbourhood terrace retail and business parade fronting Rye Road to the north east of Hoddesdon town centre.

Adjoining retailers include a betting office, café, grocery, Indian restaurant and hairdressing whilst retailers in the next parade include fish & chips, grocery and the Well Pharmacy.

There is off road customer car parking along the entire retail frontages.

Rye Road junctions with Stanstead Road approximately 350 yards or so to the west from where there is near immediate access out onto the A1170 Ware Road and dual carriageway Dinant Link Road providing access up to the A10 and 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.

At the far eastern end of Rye Road the rail station provides a London Liverpool Street service via Tottenham Hale with it's Victoria Line underground connections.

Hoddesdon town centre offers a full range of retail, service and restaurant facilities to include the major supermarkets of Morrison, Sainsbury, Aldi and Asda.

DESCRIPTION:

117 Rye Road comprises a ground floor retail lock up shop premises currently let and trading as a barber with a two bedroom flat above.

To the rear the former bakery buildings are now considered to be at the end of their economic life.

There are two roadside car parking spaces plus additional on the right flank driveway.

Ground floor front shop	-	525 sq ft
First floor flat	-	550 sq ft
Rear bakery buildings	-	1,500 sq ft
Total	-	2,575 sq ft

All dimensions and floor areas are approximate.

OCCUPANCY:

The shop is currently let for a term to expire March 2028 at the current passing rent of £17,000 per annum exclusive. This lease is on FRI terms and the tenants have the rights of renewal.

The flat is let under an AST at £1,000 per month.

The rear bakery buildings are vacant.

Both the shop and flat are let at less than ERV.

PLANNING:

Planning was previously consented in 2017 for the enlargement of the shop and near a doubling in size of the flat under consent number 07/17/0226/F. This consent also approved a new build two bedroom single floor dwelling of some 700 sq ft or so to the rear.



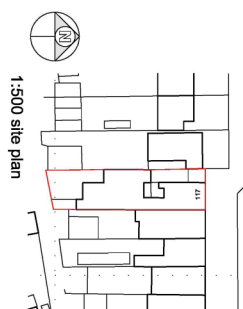
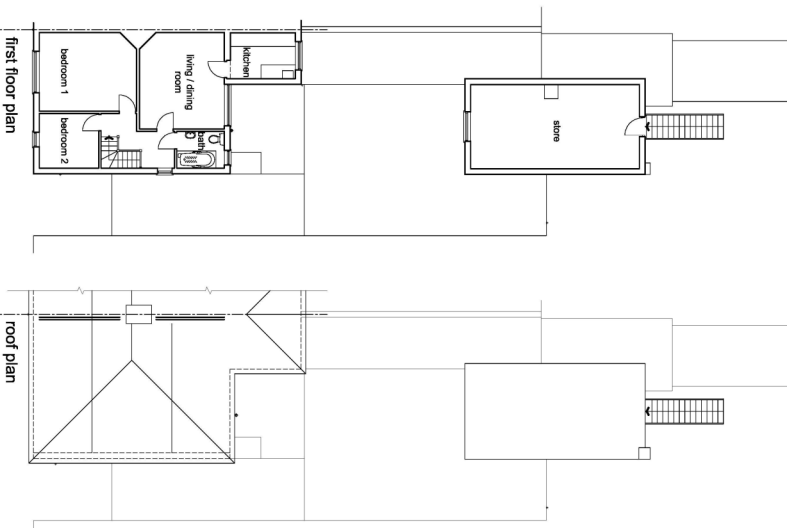
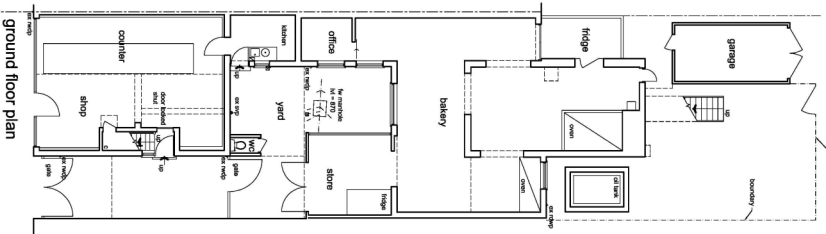
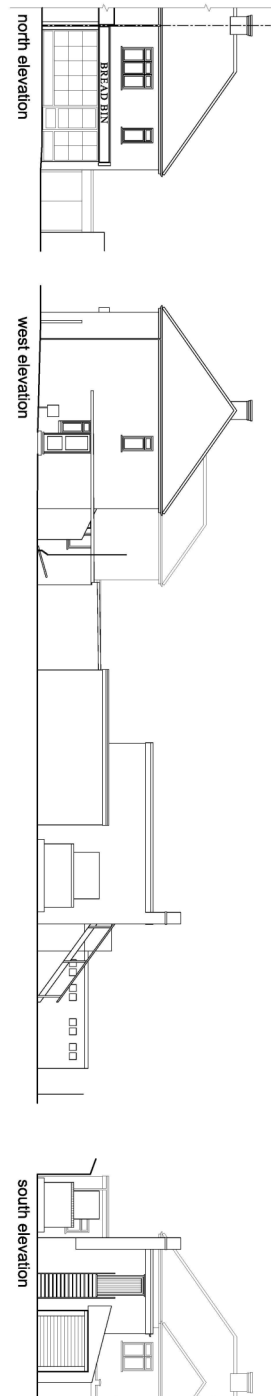
TERMS:	The whole for sale freehold subject to occupancy above under title numbers HD76985 and HD77730.
PRICE:	£598,500, subject to contract only.
VAT:	Not applicable.
RATEABLE VALUE:	We are advised that the shop has a rateable value of £8,900 with effect 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk . Up to 100% local authority ratings relief may be available.
EPC:	To follow.
LEGAL COSTS:	Each party to be responsible for their own legal costs.
FURTHER INFORMATION:	All further information to include copy leases, planning consents and drawings available upon request.
VIEWING:	Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

C4879

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Date	Description
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Client **Ms A & Ms V Veg**

117 Rye Road

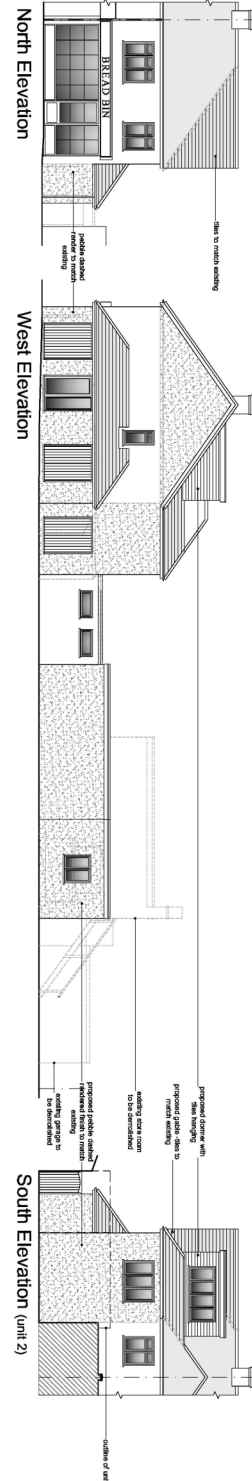
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Plans and Elevations

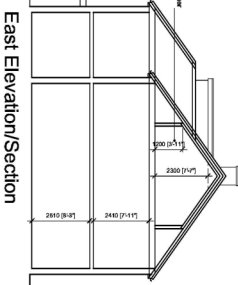
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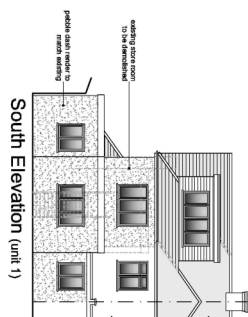
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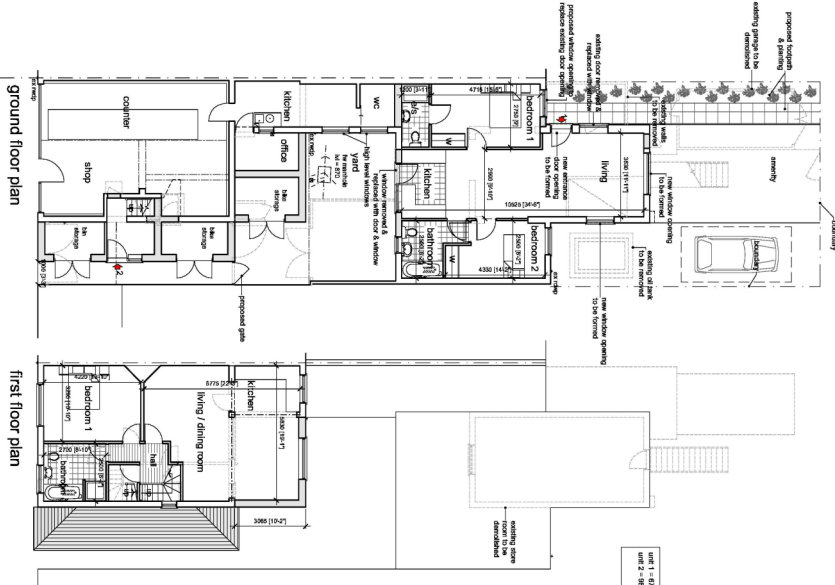
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East Elevation/Section



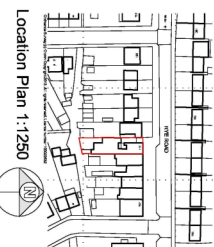
South Elevation (unit 1)



ground floor plan

first floor plan

Second Floor Plan



Location Plan 1:1250



Block Plan 1:500

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Client	Mr A & Mrs V Vigna
Project	117 Rye Road Herford EN11 0LP PROPOSED Plans & Elevations
Date	13/02/17
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