

**124A HIGH STREET, HODDESDON,
HERTS, EN11 8HD**



**A WELL LET MODERN RETAIL SHOP
& 2 BEDROOM FLAT INVESTMENT**

FREEHOLD FOR SALE

LOCATION:

124a holds a strong location towards the Northern end of the High Street and is within proximity to the likes of Poundstretcher, Peacocks, Costa Coffee, Wetherspoons and Specsavers. There are also major supermarkets within the town centre being Morrisons, Sainsbury, Asda, Tesco and Aldi, all of which have substantial car parks for the short term benefit of town centre users.

Hoddesdon is a strong market town 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 A1/A1M connections at Hatfield and beyond.

Main line rail is accessed from Broxbourne into London Liverpool Street via Tottenham Hale with its Victoria Line underground connections. There are branch line connections from Rye House. London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.

AT A GLANCE:

- * **Prime High Street position**
- * **A modern regular shaped 15 to 20 year old build type**
- * **Tenant in occupation since 2008**
- * **Commercial parts lease renewal for 15 years from 18/02/23**
- * **Next review due 18/02/28 (break clause 18/02/33)**
- * **Gross rents receivable £39,740 per annum exclusive**

DESCRIPTION:

A modern build ground floor regular shaped floor plate of circa 700 sq ft with rear access.

At first floor level there is a good sized two bedroom fully self contained flat.

TENANCIES:

The ground floor commercial parts are let on an effective 15 year FRI term from 18/02/23 at the current passing rent of £23,000 pax. The next review is due 18/02/28. There is a break clause on 18/02/33. The tenants are Isabel Hospice Limited, company number 03056823. The tenant has been in continuous occupation since 2008. This is a protected lease under the 54 Act.

The first floor flat is let for a term to expire 07/08/26 at the current rent of £16,740 per annum.

RENTS RECEIVABLE:

Total rents currently receivable - £39,740 per annum exclusive.

TENURE:

Freehold subject to the leases as referred to above.

PRICE:

Upon application.

EPC'S:

To follow.

VAT:

TBA.

RATEABLE VALUE:

For the ground floor commercial parts we are advised upon a rateable value of £20,250 with effect 1 April 2026.

Interested parties are advised to verify this information at www.voa.gov.uk.

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.

AGENTS NOTE:

Interested parties are kindly requested not to enter into the property for viewing purposes without first having made an appointment to do so.

C4932

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