



TO LET/FOR SALE

TWO GROUND FLOOR RETAIL PREMISES

A3 AND A2 PLANNING USES PERMITTED

AREA: 69.43 SQ.M. (747 SQ.FT.) TO 402 SQ.M (4,327 SQ.FT.)

74-76

HIGH STREET

HODDESDON EN11 8ET

74-76
HIGH STREET

TWO UNIQUE GRADE II LISTED GROUND FLOOR RETAIL PREMISES

Property Description

The subject properties comprise two Grade II listed ground floor retail premises, which have been meticulously restored, extended and finished to shell and core condition. The two units could be made to intercommunicate to form a single unit, subject to obtaining the necessary consents.

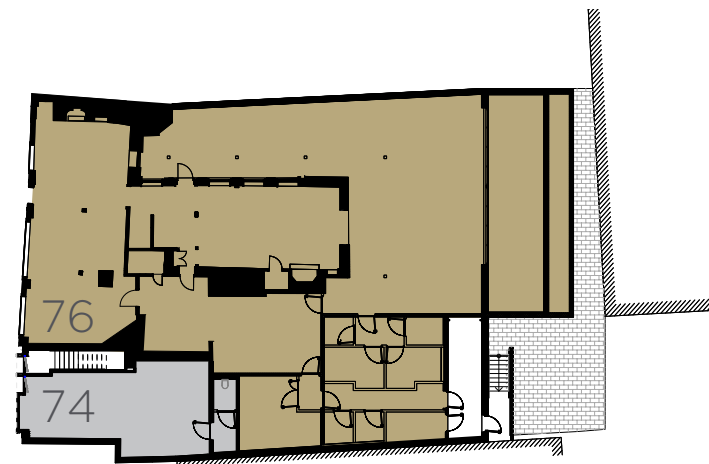
74 High Street is a regularly shaped lock-up retail unit with A2 use, with basement storage.

76 High Street has A3 / restaurant planning use, however the property may also be suitable for a number of other alternative uses, subject to obtaining the necessary consents. The original building has been improved by way of considerable extension work which includes a stunning new 'orangery'. The contemporary extension is highly complementary of the listed building and its more traditional materials. Striking features such as a large glazed roof and full height glazed wall and terrace doors allows natural light to flood into the orangery and the open plan layout reveals the original features of the listed building. The property has a substantial private rear terrace and basement storage.

It is our client's preference to sell a 999 year long lease (virtual freehold) of both 74 and 76 High Street combined but proposals for the sale of individual units and/or rack rental lettings of the same will be considered.

- Newly refurbished, stunning Grade II listed building with substantial contemporary extension
- Virtual freehold ground floor and basement retail premises for sale or to let
- A3 / A2 planning uses
- Suitable for a number of alternative uses
- Located in the London commuter belt - 35 min railway service to Liverpool Street
- Rear terrace to no. 76 High Street
- Rear servicing / loading access





ACCOMMODATION	SQ.M	SQ.FT
74 High Street		
Ground Floor	56.21	605
Basement	13.22	142
TOTAL	69.43	747
76 High Street		
Ground Floor	301.53	3,245
Basement	30.99	333
TOTAL	332.52	3,578

2017 Rateable Value £36000.00

Estimated Rates Payable £15588 per annum

Service Charge p.a. TBC

Terms New 999 year long lease (virtual freehold) of both 74 and 76 High Street for sale. It is not our client's preference but they may consider selling each property separately. Price on application.

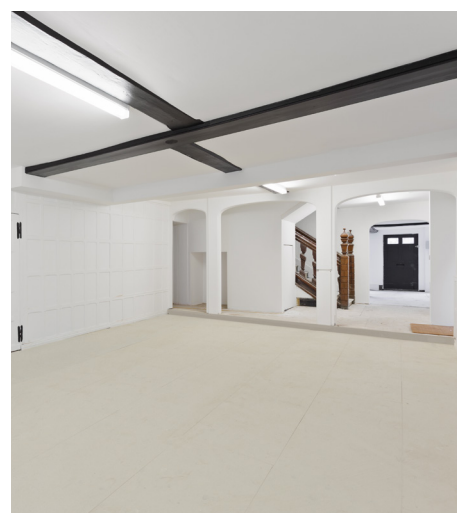
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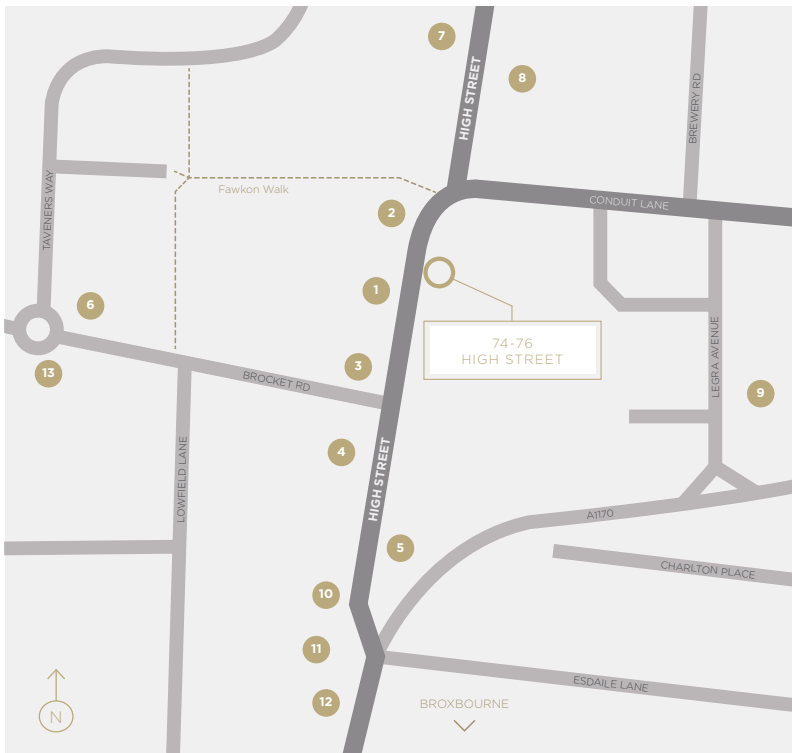
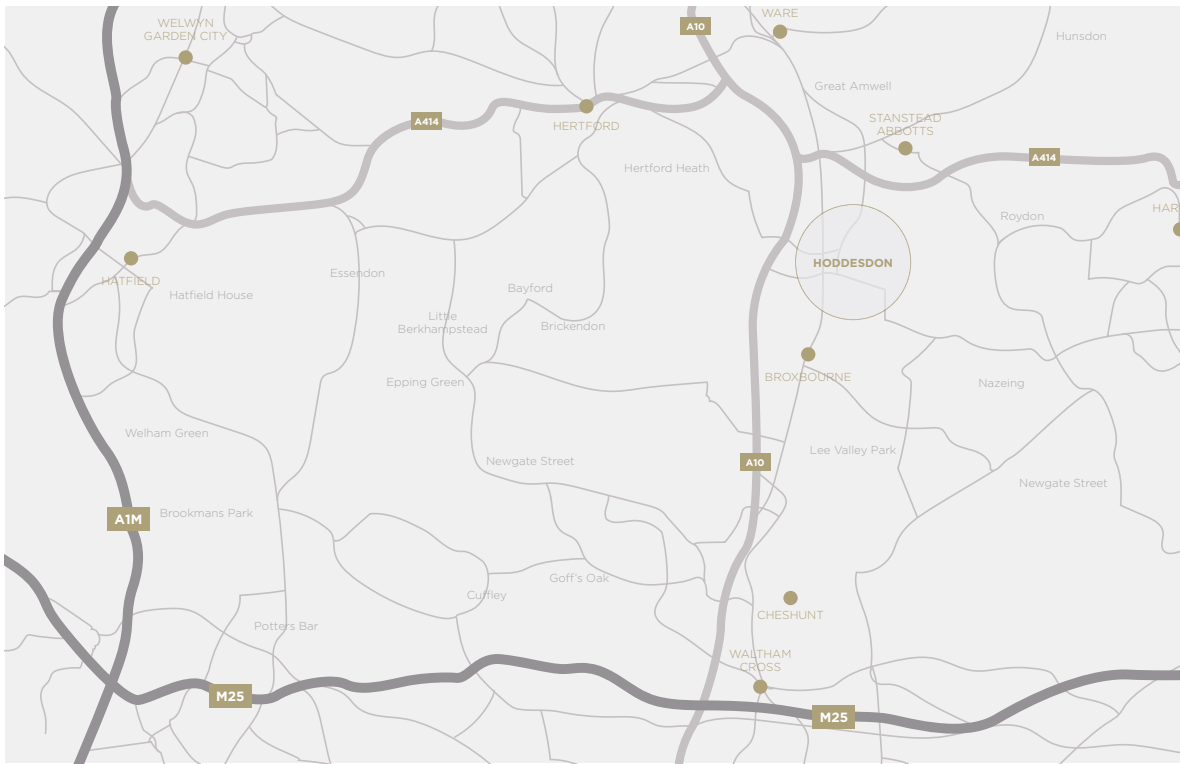
New Fully Repairing and Insuring Leases for 74 and 76 High Street combined or separately. Rent on application.

The property is elected for VAT.

Legal Fees: Each party is to bear its own legal fees

Local Authority: Borough of Broxbourne





Within a two minute walk:

- 1 Tesco Express
- 2 Santander
- 3 Barclays Bank
- 4 HSBC
- 5 Nationwide
- 6 Aldi
- 7 Caffé Nero
- 8 Hoddesdon Library
- 9 Asda and Lloyds Pharmacy
- 10 Marconato Italian Restaurant
- 11 Saffron Indian Restaurant
- 12 The Golden Lion
- 13 Iceland

PROPERTY LOCATION

HODDESDON IS A PICTURESQUE MARKET TOWN LOCATED WITHIN THE COMMUTER BELT, IN THE BOROUGH OF BROXBOURNE, HERTFORDSHIRE.



Existing national retailers include; Sainsbury's, Morrisons, Tesco Express, Aldi, Boots, New Look, Peacocks, Clinton Cards, Caffé Nero, Lloyds TSB, HSBC, Barclays, Santander, Superdrug and Argos. Hoddesdon town centre also hosts an outdoor market on Wednesdays and Fridays with approximately 50 stalls outside the Tower Centre and along the High Street. There are seven car parks within Hoddesdon town centre providing over 700 car parking spaces.



Hoddesdon has excellent communications. The A10, A1(M), M11 and M25 are all within easy reach, providing easy access into central London, Cambridge and the national motorway network.



Regular rail services operate from Rye House Railway Station and Broxbourne Railway Station to London Liverpool Street Station (travel time approximately 35 minutes) in the south and Stansted Airport (travel time approximately 45 minutes) and Cambridge in the north.

Hoddesdon is well served for buses with numerous routes operating in the locality serving the following destinations; Cheshunt, Goffs Oak, Hertford, Waltham Cross, Broxbourne, Brookfield Centre, Harlow, Hatfield and Ware.



020 8882 0111

For further information please contact sole agents:

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Misdescription Act 1967 - Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of a contract. Property Misdescriptions Act 1991 - These particulars are believed to be correct at the date of compilation but may be subject to subsequent amendment if necessary. October 2017.

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