

**43 HIGH ROAD, BROXBOURNE, EN10 7HX**



**VALUABLE A3 RESTAURANT  
& FLAT PREMISES WITH  
VACANT POSSESSION**

**FOR SALE FREEHOLD**

www.paulwallace.co.uk

**LOCATION:**

43 High Road forms part of a substantial and hugely successful neighbourhood retail parade fronting the busy A1170 Broxbourne High Road very close to it's junction with the B194 Station Road to the immediate south. Retailers within proximity include a newsagent, butcher, chemist, bakery, estate agent, Sainsbury and the recently opened Costa Coffee.

There is plenty of short term roadside car parking running along the entire frontage of the parade and there is further car parking to the rear of the adjacent Precinct retail terrace.

The larger retail center of Hoddesdon is just under a mile to the north and Cheshunt just over 3 miles to the south. The Brookfield Retail Park is within 2 miles distance.

British Rail is available from Broxbourne Station approximately 5 minutes walking distance offering a fast London Liverpool Street service via Tottenham Hale with it's Victoria Line underground connections.

**THE OPPORTUNITY:**

Number 43 has traded as Mangos Indian Restaurant for the last 15 years and is laid to 90 covers behind the front reception and bar area. This is a licensed premises. There is a self contained owners/staff accommodation above.

The entire is being sold inclusive of all fixtures & fittings and chattels save for one or two personal effects.

**DESCRIPTION:**

A semi detached A3 restaurant premises in a prominent High Road location.

Maximum built depth	-	93'
Maximum internal width	-	22' 6"
Rear store/prep	-	19' 3" x 8' 3"
Self contained first floor flat	-	Unmeasured
<b>Total</b>	-	<b>2,105 sq ft</b>

All dimensions and floor areas are approximate.

- \* Fully glazed shop front
- \* Currently laid to 90 covers
- \* Front reception/take-away/bar area
- \* Air conditioned restaurant
- \* Fire & security alarms (untested)
- \* Fully licensed
- \* CCTV throughout
- \* Separate male and female WC's plus separate disabled to restaurant
- \* Fully equipped kitchen
- \* Parking space
- \* Self contained one bedroom flat

**FIXTURES & FITTINGS:**

All trade fixtures & fittings to include the fully equipped kitchen, dining furniture and bar area to be included within the sale.

**OWNERS ACCOMMODATION:**

A fully self contained one bedroom first floor flat separately accessed to the rear.

Subject to obtaining any required planning permissions it may be possible to extend the residential accommodation over the flat roof of the ground floor restaurant.

**TENURE:**

Freehold with vacant possession.

**PRICE:**

Upon application.



**VAT:** TBA.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**RATEABLE VALUE:** We have been informed upon a rateable value of £20,500 with effect 1 April 2017. Interested parties are advised to verify this information at [www.voa.gov.uk](http://www.voa.gov.uk).

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

**C4566**



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