

**58A AMWELL STREET, HODDESDON,  
HERTS, EN11 8UA**



**CONVENIENT FRINGE  
TOWN CENTRE OFFICE &  
STORE BUILDING**

**592 SQ FT**

**FOR SALE**

www.paulwallace.co.uk

**LOCATION:**

This opportunity holds a landmark location being situated immediately to the rear of the H & R Boilercare Limited building which fronts the dual carriageway Amwell Street near immediate overlooking the roundabout junction with the Dinant Link Road overlooked by Morrisons supermarket, Ashbourne Insurance and the Sun Public House.

The town centre is within 2 to 3 minutes walking distance offering a full range of retail, banking and restaurant facilities.

Main line rail is available from Rye Park offering a London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections.

The A10 is within less than 1 miles distance to the immediate west whilst the A414 skirts the town to the north.

**DESCRIPTION:**

A tidy single storey office/store building of solid and block work construction under a shallow pitched roof.

- \* Gas fired central heating serving radiators
- \* Kitchenette
- \* Toilet facilities
- \* Two dedicated car parking spaces
- \* Shared use of visitor spaces
- \* Lighting
- \* Floor coverings
- \* Refuse area
- \* Fire and security alarms (untested)

**Total GIA** - **592 sq ft**

All dimensions and floor areas are approximate.

**TERMS:**

For sale.

**PRICE:**

£150,000 subject to contract only.

**VAT:**

TBA.

**LEGAL COSTS:**

Each party are to be responsible for their own legal costs.

**RATEABLE VALUE\*:**

We have been informed upon a rateable value of £6,200 with effect 1 April 2017. Interested parties are advised to verify this information at [www.voa.gov.uk](http://www.voa.gov.uk) and further enquire as to the availability of small unit business rate relief as may be available. It is believed in certain instances that up to 100% ratings relief may be available.

**VIEWING:**

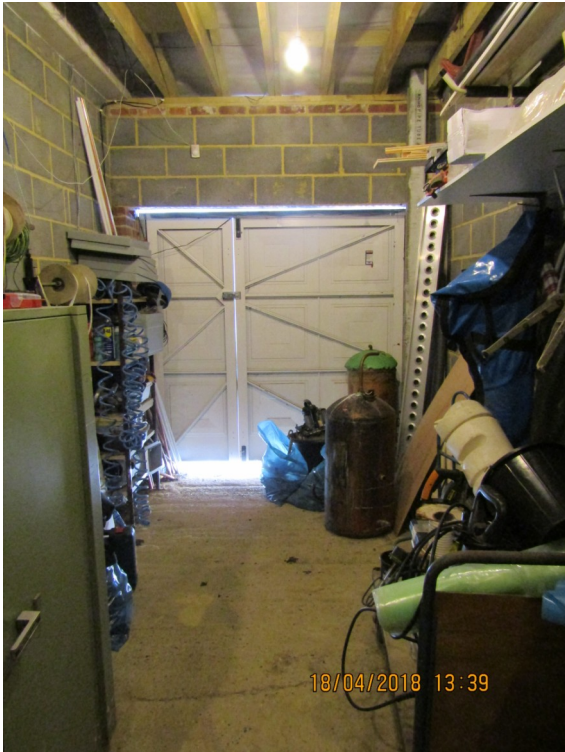
Strictly by appointment through Aaran Forbes ([aaran@pwco.biz](mailto:aaran@pwco.biz)) or Tracey Gidley ([tracey@pwco.biz](mailto:tracey@pwco.biz)) at Paul Wallace Commercial on 01992 440744.

**C4568**

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