

**130 RYE ROAD, HODDESDON, EN11 0HW**



**RARE FREEHOLD OPPORTUNITY**

**A FULLY DETACHED BUILDING ON 0.2 ACRE SITE**

**SUIT OWNER OCCUPIERS,  
INVESTORS & DEVELOPERS**

www.paulwallace.co.uk

**LOCATION:**

Number 130 holds a prominent roadside location midway along Rye Road which runs from Stanstead Road in the west down to Rye Park rail station.

The general Rye Road area is significant high density housing. Along the length of Rye Road there is a high degree of neighbourhood retail comprising approximately 20 individual outlets. There is further significant neighbourhood retail at and just off the junction with Stanstead Road.

Hoddesdon is a strong and expanding market town standing just off the A10 London to Cambridge trunk road approximately 6 miles to the north of its intersection with the M25, junction 25. The A414 skirts the town to the north providing eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond.

Rye Park rail provides a London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections. London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.

**DESCRIPTION:**

A detached building currently arranged to provide a single ground floor retail outlet with a pair of self contained 2 bedroom split level maisonettes at first and second floor above the front sections of the building. There is a large external roof terrace to the rear of the flats. There is an additional single storey dry storage area attached to the left hand flank of the building and a terrace of 7 lock up garages along the rear elevation. The site is regular shaped measuring on average approximately 140' deep x 60' wide.

Each maisonette is to a substantially good degree of internal decoration to include gas fired central heating serving radiators with upvc replacement double glazed window units to the front elevation.

<b>Overall site dimensions</b>	-	<b>140' deep x 60' width</b>
<b>Site area</b>	-	<b>0.2 acres</b>
<b>Ground floor shop</b>	-	<b>2,150 sq ft GIA</b>
<b>Adjoining side store</b>	-	<b>620 sq ft</b>
<b>2 x two bedroom split level maisonettes</b>	-	<b>Unmeasured</b>
<b>External residential terrace</b>	-	<b>532 sq ft</b>
<b>7 lock up garages</b>	-	<b>Unmeasured</b>

All dimensions and floor areas are approximate.

**PLANNING:**

Existing floor plans attached.

An indicative set of drawings is also attached showing a possible scheme for 8 two bed new build flats with 8 car parking spaces. Each flat is shown at 645 sq ft.

There has been no discussion or pre-app with Broxbourne Planning Authority.

**TENURE:**

Freehold.

The shop and side store and garages to be sold with vacant possession.

The flats will be subject to Assured Shorthold Tenancies (AST's) believed producing a current income in the magnitude of £1,800 per annum.

**PRICE:**

Upon application.

**VAT:**

TBA.

**LEGAL COSTS:**

Each party to be responsible for their own legal costs.

**RATEABLE VALUE:**

For the ground floor shop we are informed upon a rateable value of £33,000 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.

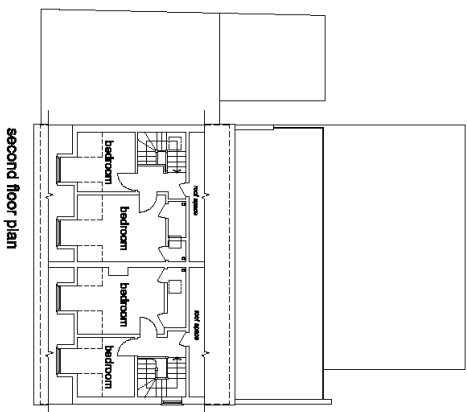
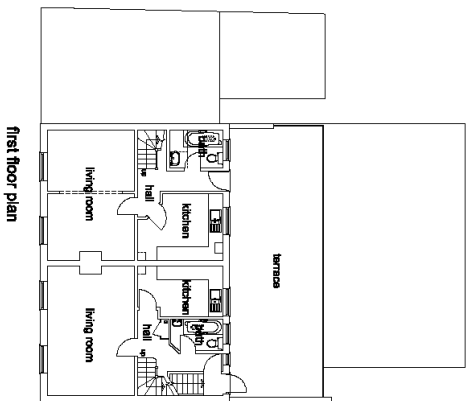
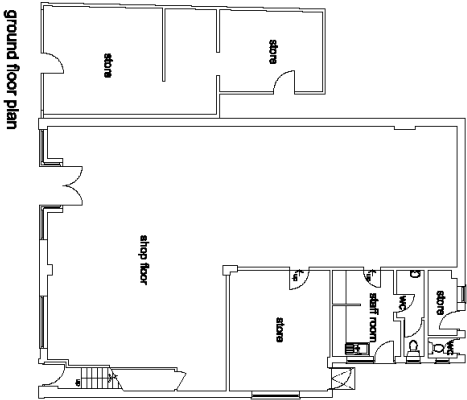
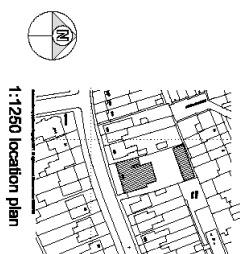
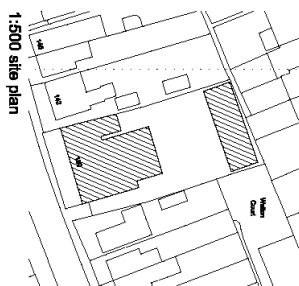
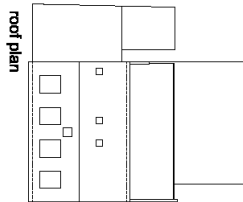
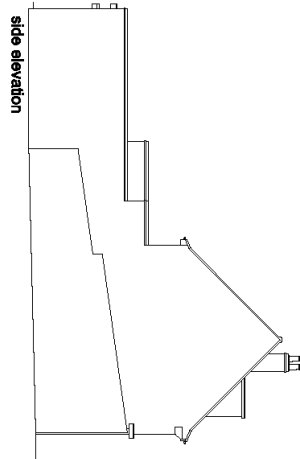
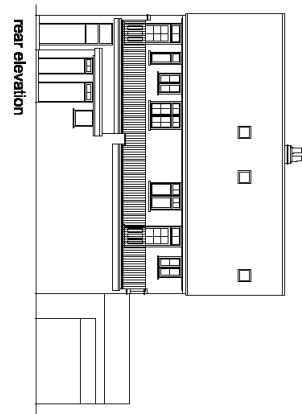
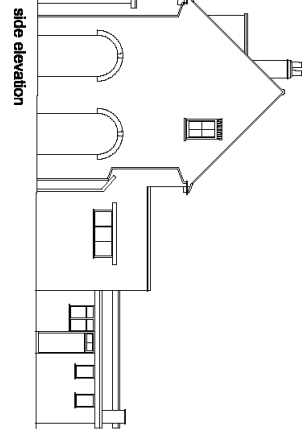
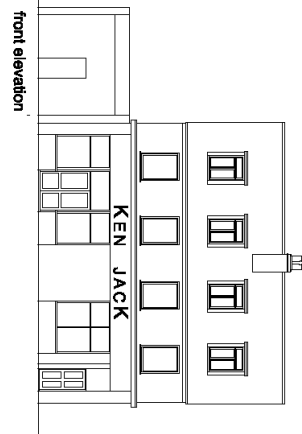
**C4546**



#### MISREPRESENTATION ACT

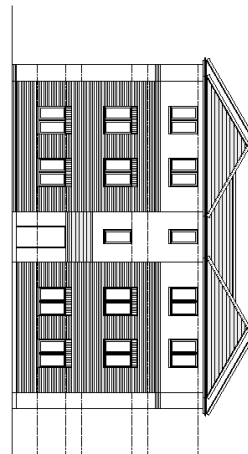
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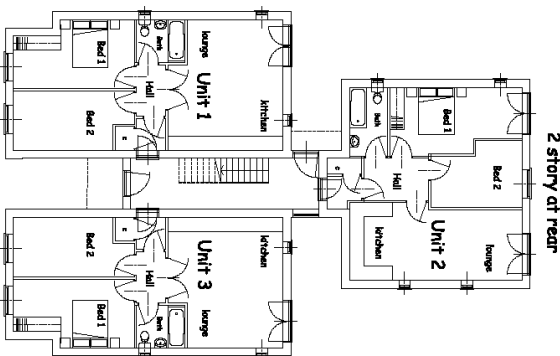


**NOTES:**  
1. The drawings are intended to be used for the purpose of obtaining planning permission only. They are not to be used for any other purpose without the written consent of the architect.  
2. The drawings are based on information supplied by the client and are not to be used for any other purpose without the written consent of the architect.  
3. The drawings are not to be used for any other purpose without the written consent of the architect.  
4. The drawings are not to be used for any other purpose without the written consent of the architect.  
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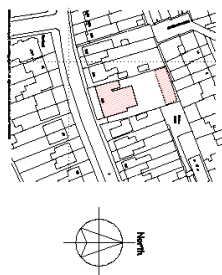
<b>hps</b> Hertford Planning Service	<b>hps</b> Hertford Planning Service
Westgate House, 27-41 Castle Street, Hertford, Herts SG13 1BA Tel: 01992 440744 Email: enquiries@hertfordplanning.co.uk www.hertfordplanning.co.uk	Westgate House, 27-41 Castle Street, Hertford, Herts SG13 1BA Tel: 01992 440744 Email: enquiries@hertfordplanning.co.uk www.hertfordplanning.co.uk
<b>Client:</b> Mr R. Jack	<b>Client:</b> Mr R. Jack
<b>Project:</b> 130 Rye Road Hertford EN11 1BN 2008/17 Planning Permission	<b>Project:</b> 130 Rye Road Hertford EN11 1BN 2008/17 Planning Permission
<b>Date:</b> 28/06/17	<b>Date:</b> 28/06/17
<b>Sheet no:</b> A1	<b>Sheet no:</b> A1
<b>Drawn:</b> DT	<b>Drawn:</b> DT
<b>12827-S002</b>	<b>12827-S002</b>



**Typical Floor Plan**  
2 Bed 60m<sup>2</sup> 645 sq ft  
1:100 Scale



**Location Plan 1:1250 Scale**



**NOTES:**

1. Any discrepancies should be reported immediately.
2. All dimensions should be checked on site prior to commencement of work.
3. All drawings are based on information supplied by the client. The client is responsible for the accuracy of the information supplied.
4. The client is responsible for obtaining all necessary planning and building regulations approvals.
5. The client is responsible for obtaining all necessary consents from the relevant authorities.
6. The client is responsible for obtaining all necessary permissions from the relevant authorities.
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**DRAFT**

**hps** Hertford Planning Service

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Tel: 01992 532473 Fax: 01992 537063  
Email: hps@hertfordplanning.co.uk  
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**Project:** 130 Rye Road, Hertford  
**Client:** ENVI-CHW  
**Drawing:** Proposal

**Date:** 23/06/17  
**Scale:** 1:100  
**Sheet Size:** A1  
**Drawn:** mfo  
**12827-P002**