

**R/O 8-16 HIGH STREET,  
STANSTEAD ABBOTTS, SG12 8AB**



**SINGLE STOREY  
WORKSHOP**

**2,018 SQ FT**

**RARE & VALUABLE FREEHOLD FOR SALE**

www.paulwallace.co.uk

**LOCATION:**

The building can be found on the southern side of the High Street to the rear of numbers 8 to 16 comprising Village Dry Cleaners, Ladbrokes, Oliver Minton Estate Agents and Seaways Fish & Chips. The site is predominantly accessed off Glenmire Terrace almost immediately opposite the central village car park. There is secondary access along the lane to the immediate left of Seaways.

Stanstead Abbots is a large village to the immediate north of Hoddesdon accessed directly off the dual carriageway A414 and almost exactly 1 mile due east of the A10.

The High Street offers a range of retail and restaurant outlets whilst the larger centers of Ware, Hertford and Hoddesdon are within 5 to 10 minutes distance. Stanstead St Margaret train station offers a London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections.

**DESCRIPTION:**

A single storey L shaped workshop of brick elevation under a flat roof.

There are two principle roller shutter access points opening into a fully fenced and secured yard area.

The building has been used for vehicle repair and storage since mid 1970's (ex D C Butler Motorcycles).

**PLANNING:**

The site may be suitable for residential redevelopment subject to obtaining the required planning consents notwithstanding an appeal decision of 12.02.14.

The relevant consents relating to the existing use date back to 1974 and 1978, the latter consenting to the use of a single storey workshop.

**TENURE:**

Freehold with vacant possession (may rent).

**PRICE:**

We are instructed to seek unconditional offers in the region of £450,000, subject to contract only.

**\*RATEABLE VALUE:**

We are informed upon a rateable value of £9,600 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 upon small unit business rate relief as may be available.

**LEGAL COSTS:**

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

**VAT:**

TBA.

**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.

**C4564**







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