



PROPERTY CONSULTANTS

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A1 PRIME SHOP AND UPPER PARTS (WITH CONSENT TO EXTEND) FOR SALE OR TO LET



HIGH STREET, HODDESDON, HERTS EN11 589.58 SQ FT (54.77 SQ M)

- Location:** Situated in an excellent position opposite Tesco Express and adjacent to the Post Office and Conservative Club in the middle of the High Street.
- Description:** Comprising a ground floor lock-up shop of 589 sq ft with planning permission to extend the ground floor over the rear yard to create a return space of 1,200 sq ft and basement of 400 sq ft.
- Existing Areas:**
- | | |
|-------|--------|
| Width | 5.11m |
| Depth | 10.72m |
- Lease:**
- Option 1
Existing ground floor and 1st floor at £20,000 pa without the extension works.
- Option 2
The ground floor and basement only is available at £25,000 pa, whereby the Landlord would create the extension but retain the upper part.
- Option 3
Sale of the whole building as is at £500,000 for the Freehold interest with planning permission to extend.

Business Rates: Borough of Broxbourne – Approximately £5,820 pa payable for 2009/2010. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge: Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: **By Appointment only**
Via Sole Agents Claridges Commercial – 0845 205 0007

