



PROPERTY CONSULTANTS

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FREEHOLD SHOP & UPPER PARTS (WITH PLANNING PERMISSION FOR RE-DEVELOPMENT) FOR SALE OR TO LET



BURFORD STREET, HODDESDON, HERTS EN11

Location:

The property is situated on the east side of Burford Street between the road junctions of Haslewood Avenue in the north and High Street in the south. There are many multiple retailers situated along the High Street and the property is situated directly opposite the indoor shopping centre.

Access to the rear yard is via the side street of Bell Lane where there are gates providing vehicular access into the rear of the property.

Description:

The property comprises of two adjoining ground floor retail shops together with a first floor flat which is accessible from Number 11.

There are some ancillary buildings/offices in the rear yard. Planning consent has been granted for the construction of a detached two storey three bedroom house.

There is also planning consent available for a two storey extension and conversion of the first floor to provide two separate self-contained 1 bed and 2 bed flats, accessible from a rear external staircase.

Areas: 11 Burford Street – Ground Floor Retail Shop

Internal width 5.95 m with a total retail floor area of 380 sq ft (35.30 sq m) plus rear office of 128 sq ft, separate WC and shower facilities and staircase leading to first floor accommodation.

13 Burford Street - Ground Floor Retail Shop

Internal Width	48 sq ft	(4.46 sq m)
Retail Area	380 sq ft	(35.40 sq m)
Kitchen Area	112 sq ft	(10.40 sq m)
Back Addition	36 sq ft	(3.34 sq m)

First Floor - Accommodation over both 11 and 13 Burford Street

Room 1	133 sq ft
Room 2	190 sq ft
Room 3 with kitchen area	200 sq ft

Ground Floor – Rear Storage/Offices

Comprising four separate offices/storage areas totalling 440 sq ft together with yard and off street parking.

*Please note: The measurements for the new flats are:-

Flat A (1 bed)	506 sq ft	(47 sq m)
Flat B (2 bed)	668 sq ft	(62.05 sq m)
Existing flat above shops (2 bed)	546 sq ft	(50.72 sq m)

Planning Consent: Planning Consent has been granted for the erection of a detached two storey three bedroom house in the rear yard accessible from Bell Lane. There is also a separate Planning Consent granted for two self-contained first floor flats and an extension to the rear of the shop.

Terms: £600,000 is sought for the current premises with vacant possession.

Lease: Unit 11 is available to rent at £12,000 pa and Unit 13 at £10,000 pa.

Viewing: **Strictly by appointment only**
Via Agents Claridges Commercial – 0845 205 0007