

A1 SHOP 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 shops with A1 retail use.

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 separate WC and shower facilities.

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)

Lease: Available on a new Full Repairing and Insuring Lease.
Unit 11 is available to rent at £12,000 pa and Unit 13 at £8,000 pa.

Business Rates: To be confirmed. 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 £180.00 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: **Strictly by appointment only**
Via Agents Claridges Commercial – 0845 205 0007