

TO LET

AN END TERRACE TRIPLE ASPECT SHOP

856 sq.ft
(79.5 sq.m)



- Prime Shopping Arcade
- Located in town centre
- Landlord may consent to A3 use
- Opposite Morrisons Supermarket

5 The Pavilion, Hoddesdon, EN11 8UD



5 The Pavilion, Hoddesdon, EN11 8UD

DESCRIPTION

Unit 5 forms part of The Pavilion shopping arcade at the northern end of Hoddesdon High Street holding an end terrace triple aspect location looking both into the scheme, across to the Morrisons Supermarket entrance and onto the High Street.

- Fully glazed triple aspect shop front
- Level floor awaiting tenant floor covering
- Cleared floor plate awaiting tenant fit out
- Gas and three phase with single WC

AREAS (approx. NIA)

	Sq.ft	Sq.m
Shop Floor	783	73
TOTAL	856	79.5

LOCATION - EN11 8UD

Hoddesdon is a strong market town on the A10 approximately 6 miles to the north of junction 25 of the M25. The A414 skirts the town to the north providing eastward M11 connections at Harlow and westward A1M/ M1 connections at Hatfield and beyond. Main line rail is provided from Broxbourne with a London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections.

SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

A cleared A1 retail (possible A3 restaurant) premises. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



VIEWING

Strictly via prior appointment with the appointed agents:



Aaran Forbes
aaran@pwco.biz

Tracey Gidley
tracey@pwco.biz

