



# TO LET

Retail unit

## 475 sq.ft

(44 sq.m)

**4 Tower Centre, The Pavilion, Hoddesdon, EN11 8UD**

- Prime Shopping Arcade
- Located in town centre
- Opposite Morrisons Supermarket

# LCP

**0207 233 5255**  
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## 4 Tower Centre, The Pavilion, Hoddesdon, EN11 8UD

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	475	44
<b>TOTAL</b>	<b>475</b>	<b>44</b>

### Description

Unit 4 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.

### Rent

£15,000 per annum.

### Rates

Rateable value: £12,000. Interested parties should satisfy themselves as to the Rateable value, the availability of any relief and the actual rates payable by making their own enquiries to the business rates department of the Local Authority.



### Service Charge & Insurance

All units in the scheme contribute to the service charge for the subject unit. The landlord insures the structure and recovers the cost of the premium from the tenant.

### Energy Performance

D-94. Further information available on request.

### Planning

An incoming tenant must satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

### Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in any transaction.

### 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.



### Viewing

Strictly via prior appointment:

# LCP

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