

## 12A FAWKON WALK, HODDESDON, EN11 8TJ



**A1 RETAIL SHOP**

**832 SQ FT**

**TO LET**



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**LOCATION:**

Fawkon Walk is a small retail complex connecting the High Street elevation of Abbey National, New Look and Boots through to the Amwell Doctors Surgery and Aldi together with the adjacent shoppers car park. Other retailers within the scheme include Lloyds Chemist, Manzes Pie & Mash and the Postal Shop.

The wider town centre area hosts Tesco, Morrisons, Sainsbury, Asda, Poundland, Café Nero, Peacocks and a host of longstanding local trades.

Hoddesdon is a strong market town approximately 6 miles north of its intersection with 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.

Rye Park and Broxbourne railway stations provide a London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections.

London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.



**DESCRIPTION:**

A modern ground floor retail lock up shop premises of regular shape.

Built depth	-	49' 4"
Internal width	-	20' 4"
<b>Total</b>	-	<b>832 sq ft</b>

All dimensions and floor areas are approximate.

- \* 10' 6" to underside of floor slab
- \* Fully glazed shop front with central double doors
- \* Electric (three phase)
- \* Water
- \* Disabled WC
- \* Kitchen
- \* Lighting
- \* Front electric security shutter

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<b>TENURE:</b>	Leasehold.
<b>RENT:</b>	£16,000 per annum exclusive.
<b>SERVICE CHARGE:</b>	TBA.
<b>RATEABLE VALUE:</b>	We are informed upon a rateable value of £10,500 with effect 1 April 2017. Interested parties are advised to verify this information at <a href="http://www.voa.gov.uk">www.voa.gov.uk</a> and further enquire as to the availability of small unit business rate relief as may be available.
<b>VAT:</b>	Applicable.
<b>LEGAL COSTS:</b>	Each party are to be responsible for their own legal costs.
<b>VIEWING:</b>	Strictly by appointment through Aaran Forbes ( <a href="mailto:aaran@pwco.biz">aaran@pwco.biz</a> ) or Tracey Gidley ( <a href="mailto:tracey@pwco.biz">tracey@pwco.biz</a> ) at Paul Wallace Commercial on 01992 440744.

**C4658**

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