

20 & 20A STATION ROAD, CUFFLEY, EN6 4HT



**WELL LET RETAIL &
RESIDENTIAL INVESTMENT**

**SHOP LET TO DP REALTY LIMITED
(DOMINO'S PIZZA) AND FLAT ON
SEPARATE AST**

FREEHOLD FOR SALE

www.paulwallace.co.uk

LOCATION:

20 & 20a form part of a strong neighbourhood retailing location boasting a quality line up of occupiers including Simmons Bakery, Costa, The Cooperative, Tesco Express, Isobel Hospice, Barclays and further trades to include newsagents, barbers, fish & chips, dental, hairdressers, library, pharmacy, delicatessen and restaurant facilities.

Numbers 20 & 20a are on the south side approximately half way along the parade just past its junction with Theobalds Road.

The Sopers Road industrial area is to the immediate east as is Cuffley main line rail station serving London Kings Cross.

The larger retailing complex of Brookfield Farm hosting Next, Tesco and Marks & Spencer, amongst others, is within 10 minutes drive time in Cheshunt.

The main road network is accessed via the B156 onto the dual carriageway A10 from where there are junction 25, M25, connections within approximately 4 miles distance.



DESCRIPTION:

A mid terrace building comprising a ground floor retail premises currently let to Domino's Pizza together with a self contained and separately accessed one bedroom flat at first floor level.

There is an enclosed car/delivery bike parking and refuse area to the rear accessed from a small service road off Theobalds Road.

The shop is fitted and trading as that of a pizza takeaway being in occupation under a 2019 granted A5 planning consent as granted by Welwyn & Hatfield District Council under application number 6/2019/0264/ FULL.

The one bedroom flat has pedestrian access from the rear and is laid out having a sitting room, bedroom and separate kitchen. The flat is nicely presented with a modern kitchen, gas fired central heating serving radiators and replacement sealed unit double glazing.

Shop	-	933 sq ft
Flat	-	522 sq ft

All dimensions and floor areas are approximate. Retail floor area taken from planning application drawings.

www.paulwallace.co.uk

INVESTMENT CONSIDERATION:

- * Retail element well let to DP Realty Limited (Domino's Pizza)
- * Flat rent considered marginally below ERV
- * Prominent High Road location
- * Strong neighbourhood retailing area with minimal vacancy
- * Wealthy catchment
- * Close to major road networks
- * Opposite main line British Rail into central London

TENURE:

Freehold subject to a single retail lease in favour of DP Realty Limited (Domino's Pizza) at ground floor and a separate residential AST at first floor.

LEASES:

The ground floor is let to DP Realty Limited and SAS Pizza Limited (Domino's Pizza) from 27 November 2019 for a term of 20 years at the current passing rent of £23,000 per annum exclusive. There is a 10 year break clause in favour of the tenant. A full copy of the lease is available upon request.

The one bedroom first floor flat is let on an AST basis for a term of 12 months from 2 September 2020 at a rent of £825.00 per calendar month. A full copy of this tenancy agreement is available upon request.

PRICE:

Upon application.

VAT:

TBA.

RATEABLE VALUE:

We are informed that the ground floor retail parts have a rateable value of £11,250 with effect 1 April 2017. Interested parties are advised to verify this information at www.voa.gov.uk. A tenant may be able to claim up to 100% ratings relief.

LEGAL COSTS:

Each party to be responsible for their own legal and professional expenses.

VIEWING:

Strictly by appointment through Aaran Forbes (Aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

C4706



MISREPRESENTATION ACT

Paul Wallace Commercial for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that:

- i. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
- iii. No person in the employment of Paul Wallace Commercial has authority to make or give any representation or warranty whatever in relation to this property whether in the particulars supplied or by any oral or written representation
- iv. Paul Wallace Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars
- v. Rents and prices quoted in the particulars may be subject to VAT in addition