

To Let as a Whole or Part

2-3 Lynton Parade, Cheshunt, Herts EN8 8LF

945sqft -5902 sqft

87.79-548 sqm



Location

Situated in Cheshunt Town Centre close to Costa Coffee, Tesco's, Barclays Bank, Boots, Greggs, William Hill, Domino's and numerous independent and multiple retailers.

Cheshunt Railway Station (National Rail and London Overground) with regular service into London, Hertford, Cambridge is 0.5 miles. There are multiple bus routes nearby as well as excellent road links to the A10 and M25

Description

The property comprises a ground and first floor premises available to let in whole or part.

Currently benefiting from Sui Generis use is suitable for any use in the new 'E' class.



Areas

	Unit 1		Unit 2	
Internal Width	19 ft	5.79 m	36ft 7ins	11.15m
Shop Depth	49ft 10 ins	15.19 m	94ft 9ins	28.87m
Ground Floor	945 ft ²	87.79 m ²	3466 ft ²	322 m ²

Consideration will be given to including the first-floor comprising

First Floor	-		1494 ft²	138.89m²
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Rent

Unit 1 £18,000 pax
Unit 2 £37,500 pax
Whole Building including first floor £65,000 pax

Lease

A new full repairing and insuring lease for a term by agreement

Business Rates

Rateable Value: £56,500

The rateable value for subdivisions of the building is subject to reassessment by the valuation office as such are not currently available

Energy Performance Certificate: TBA

Costs

The parties will be responsible for their own legal costs.



Lytton Parade



Parade Opposite

Inspections

Please ring for an appointment to view.

020 8445 8808

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