

**RAPLEYS**

## TO LET Car Showroom

rapleys.com  
**0370 777 6292**

21 High Street, Hoddesdon EN11 8SX

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**Mark Frostick**  
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Showroom facility in affluent town centre

Located on A1170 just south of Hoddesdon town centre and close to **Asda** and **Sainsbury's**

Forecourt display with secure storage and valeting facilities

303 sq m (3,262 sq ft)

Available immediately

### Location

The premises are located on the busy A1170, just to the south of Hoddesdon town centre. The site is located to the rear of a petrol filling station and alongside **Mr Unique Tyre and Exhaust Centre** whilst **Asda** and **Sainsbury's** superstores are a short distance north.

Hoddesdon is a busy commuter town in Hertfordshire located approximately 6 miles north of J25 of the M25 and 6 miles west of Harlow. The town has good transport links via both rail and the A10.

The property benefits from easy access to the A10 and rail links from Broxbourne railway station circa 1 mile away.

### Description

The property comprises a well-finished, air conditioned, six-to-eight vehicle showroom, which benefits from a suspended ceiling with recessed lighting, tiled floors, glazed frontage and ancillary office.

Externally, there is an area for vehicle display to the front of the premises for circa six vehicles, with a further parking/storage yard to the side. At the rear are valeting facilities and a further secure yard with space to park 17 vehicles.

Additionally, a storage container is available providing secure, external storage.

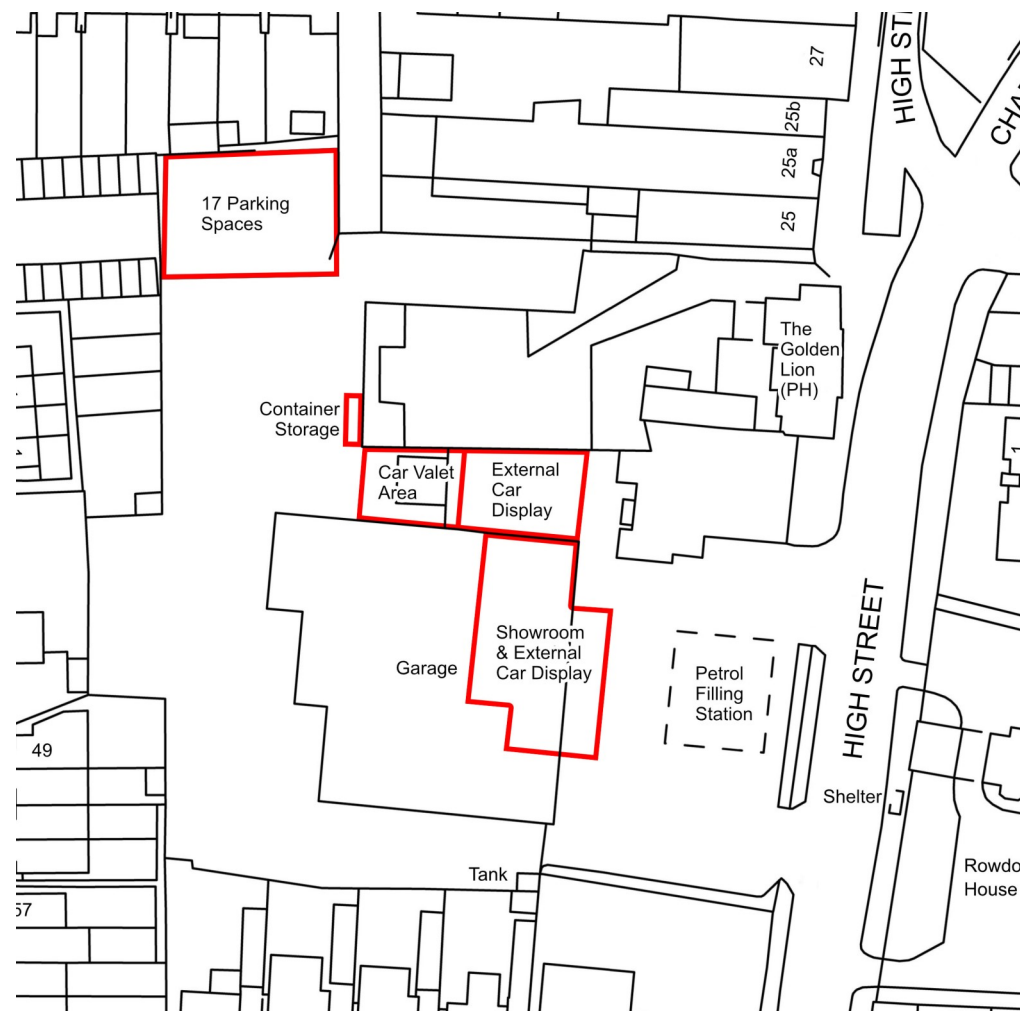
Please note: internal circulation space and WC facilities will be shared with the adjoining occupier.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
<b>Showroom</b>	<b>303</b>	<b>3,262</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.





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### Tenure

Leasehold.

The property benefits from unrestricted access rights across the front forecourt.

### Terms

The property is available on a new Internal repairing sublease until June 2033. Terms on application.

### Rating

The property is currently part of a wider assessment and will need to be re-assessed on application.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

### Energy Performance

Energy Performance Asset Rating: D.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly via appointment with the sole agent.







Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

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