

FOR SALE Freehold Sale

99 High Road, Broxbourne
Hertfordshire, EN10 7BN



Contact

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RAPLEYS

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Location

The property is located on the east side of Broxbourne High Road (A1170, opposite the junction with Monson Road and just to the south of the junction with Mill Lane.

Broxbourne mainline railway station is approximately half a mile to the northeast, providing regular services into London Liverpool Street to the south and Hertford East and Cambridge to the north.

The A10 trunk road is situated less than a mile to the west and provides good access to the M25, just under 4½ miles to the south.

Central London is approximately 19 miles to the south and Stansted Airport just under 20 miles to the northeast.

The property is located in a predominantly residential area but with good access to local amenities.

Description

The property is of traditional timber frame construction under a pitched tiled roof and dates from the late 17th or early 18th centuries.

The accommodation is set out over ground and first floors with further loft storage.

Access is at ground floor level from two entrances off Broxbourne High Road at the front with further access to the rear.

The ground floor provides a reception area, two offices, kitchen and WC facilities. The first floor provides four offices. There is additional storage space in the loft.

The boundaries of the property are shown with red edging on the enclosed Ordnance Survey extract.

We are advised that additional land can be made available to the rear of the property, which is not included within the existing title. The approximate extent of this additional land is shown with a broken blue edging on the enclosed plan. Parking can also be made available.

Energy Performance

Energy Performance Asset Rating – D Valid until 31st July 2033.

Services

Although they have not been tested, we understand that all mains' services are available.

Planning

The current use of the property is as offices. This use falls under what is termed Class E for commercial, business and services uses under the Town and Country Planning (Use Classes) Order 1987 (as amended). This Class provides that a property within this use can be used for a variety of purposes including as offices, for retail, for the provision of health services, indoor sport, the provision of childcare or as a day centre. Use can swap between the above purposes without the need to obtain consent for a change of use.

The property is located within Broxbourne Borough Council and is therefore subject to the Borough's planning policies. Interested parties should contact the Borough directly for advice on existing and potential alternative uses.

The property is Listed Grade II and is located in the Broxbourne High Road Conservation Area.

Existing Office Use

Available with Vacant Possession

Potential Refurbishment and Development Opportunity STPP

Limited Parking Available



Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor	115.27	1,240
First Floor	82.70	901
Loft Storage	32.75	352
Total	231.72	2,493

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.

Rating

We are advised that the Rateable Value for the property is £23,750

The UBR for 2024/25 is £49.9p in the £.

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 at www.gov.uk/calculate-your-business-rates.

Tenure

Available on a freehold basis

Terms

Offers are invited for the freehold interest with full vacant possession.

Our client will consider offers on an unconditional or subject to planning basis.

VAT

It is our understanding that there will be no VAT payable on the purchase price

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewing

Strictly via the Joint letting agents only.

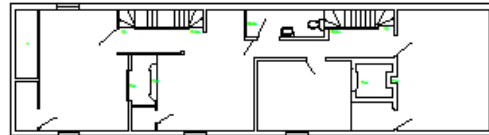




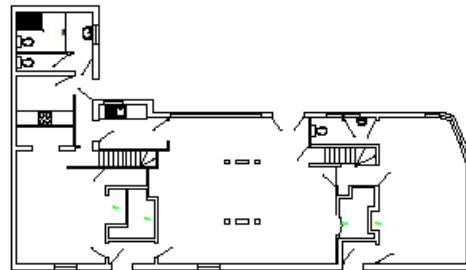
Second Floor




Second Floor - Section



First Floor - 11.0 mgs



Ground Floor - 146.5 Mgs

Rev	Date	Detail	Made	Chk'd	App'd
Project: 99 High Rd Broxbourne Herts					
Title: Existing floor plans					
Design By: S Elms					
Checked By:					
Date: July 2024					
Scale: 1:200 @ A3					
			Property Services Borough of Broxbourne Borough Offices Bishops College Churchgate Chestnut Herts EN9 6XB TELEPHONE: 01992 765555		
Info	Planning	BC	Contract	AS Built	
✓					
No. ?					Rev. ?



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