

FOR SALE

£475,000 Freehold



121-123 Crossbrook Street,
Cheshunt, Waltham Cross,
Hertfordshire. EN8 8LY

ABOUT THE PROPERTY

Prime Investment Opportunity – Two Lock-Up Shops in High-Demand Location

Woodhouse Property Consultants are delighted to offer this exceptional commercial Freehold opportunity comprising two adjoining lock-up shops situated in a prominent position on Crossbrook Street, Cheshunt.

The Properties are situated in a highly visible location – Positioned in a busy retail parade with good footfall and excellent passing trade.

Two Self-Contained Retail Units – Available separately or as a combined unit, offering flexibility for various business uses.

Spacious Interiors – Generous ground floor retail space with large display windows, allowing for maximum visibility and natural light. Ideal for a Variety of Uses – Suitable for retail, office, or service-based businesses (subject to planning).

Excellent Transport Links – Located close to Theobalds Grove Station & Cheshunt Station, providing easy access to London Liverpool Street and surrounding areas.

The property is surrounded by a mix of established businesses, including fast-food restaurants, convenience stores, and other retailers.

The shops benefit from well-proportioned layouts, with: Large Frontage for strong retail presence, suitable for open-plan or partitioned usage.

Ancillary Storage & Staff Areas located at the rear. WC Facilities within each unit.

These lock-up shops present an excellent opportunity for owner-occupiers and investors looking to acquire retail space in an ever-growing commuter town. The area is highly sought after, with increasing demand from both national and independent businesses.

For more details or to arrange a viewing, please contact Woodhouse Property Consultants:

Lock Up Shop 1: Asking Price £250,000

Currently Partitioned as two areas

Sales Area: 4.13m x 4.56m

Office Area: 10.72m x 4.05

Storage: 0.76m x 3.1m

W.C:

Door To rear Courtyard with pedestrian access

Lock Up Shop 2: Asking Price £225,000

Currently Partitioned as three separate Areas

Window Display: 0.96m x 3.14m

Studio 1: 3.14m x 7.55m

Studio 2: 3.36 x 5.46m

Storage: 1.8m x 2.2m

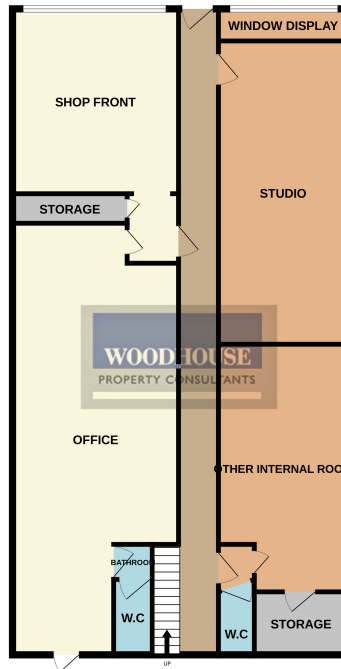


ROOM DESCRIPTIONS



FLOORPLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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