

TO LET

£35,000



8-9 Clarendon Parade, Turners Hill, Cheshunt, Hertfordshire. EN8 9DF

ABOUT THE PROPERTY

Woodhouse are pleased to offer TO LET these 2 x premises, side-by-side on a corner plot on a busy main road.

Both premises were recently used by a single company as a hairdressers and is set up as such, however the buildings can easily be separated to create two fully self-contained business premises.

Further highlights include:

- Off road parking
- Rear pedestrian access
- Fully glazed shop fronts
- Glazed return (flank) frontage
- All external security roller shutters to windows
- WC facilities
- 8' 6" internal headroom
- Wood effect flooring
- Ceiling fans
- Partial air conditioning (untested)
- Kitchen

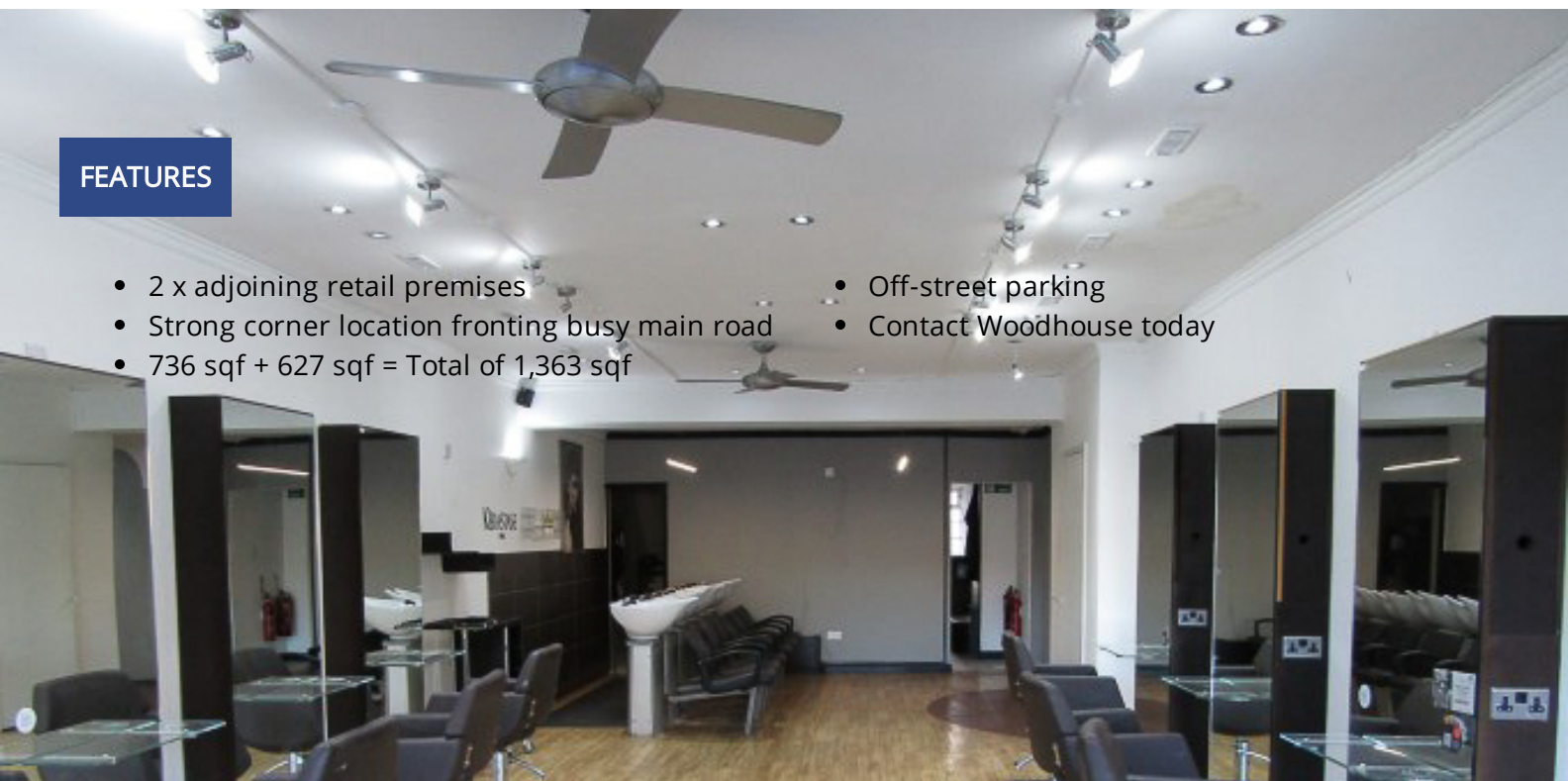
Clarendon Parade is set within a high-density residential area, set back and behind an off-road delivery/pick up and parking area, fronting the ever-busy Turners Hill/High Street.

Within minutes you are onto the A10, and the M25 is a further few minutes down the road. Brookfield Shopping Centre – with its massive regeneration project – is also a few minutes drive away. For transport links, Cheshunt Station is within walking distance and takes you directly into Liverpool Street in approx. 25 minutes.

Contact Woodhouse today to discuss any further queries, comments or to arrange a viewing.

FEATURES

- 2 x adjoining retail premises
- Strong corner location fronting busy main road
- 736 sqf + 627 sqf = Total of 1,363 sqf
- Off-street parking
- Contact Woodhouse today



ROOM DESCRIPTIONS

ROOM DIMENSIONS (approx)

Number 8 - 736 sqf

Number 9 - 627 sqf

Total - 1,363 sqf

Max built depth - 55'

Max internal width - 31'

EPC RATINGS

Number 8 – Green - C (67)

Number 9 – Yellow - D (84)

RATEABLE VALUE

We have been informed that the latest assessment is due to be lowered to £21,780 from April 2023, interested parties are advised to verify this by searching online for the Valuation Office Agency.

