

FOR SALE

£515,000 Freehold



WOODHOUSE
PROPERTY CONSULTANTS

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Cheshunt, Hertfordshire. EN8
8LY**

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ABOUT THE PROPERTY

Woodhouse are pleased to offer this Freehold Commercial Investment situated on the main road connecting Cheshunt and Waltham Cross. Having previously been established as a successful takeaway for approx 40 years with the same family, the A5 license can serve any future takeaway - though the potential for other businesses including restaurant, retail and office are also of great opportunity.

The current layout is as follows, set over three floors.

Ground Floor:-

Upon entrance there is the public area with a Depth of 4.65m with a Width of 5m.

Beyond that the primary Kitchen has a Depth of 3.75m (Width 4.7m).

The secondary Kitchen has a Depth of 4m (Width 4.3m)

To the rear of the property there is a Storage room and WC (Depth of 2.2m). There is also a courtyard to the rear.

1st Floor:-

To the front there is a Lounge measuring 8.5m x 5m (This lounge also includes a storage room). Heading toward the rear of the 1st floor there is a 2nd Storage Room (2.1m x 3.3m), a Family Bathroom (1.85m x 2.4m), and right at the rear a Bedroom / Storage (2.2m x 4.3m).

2nd Floor:-

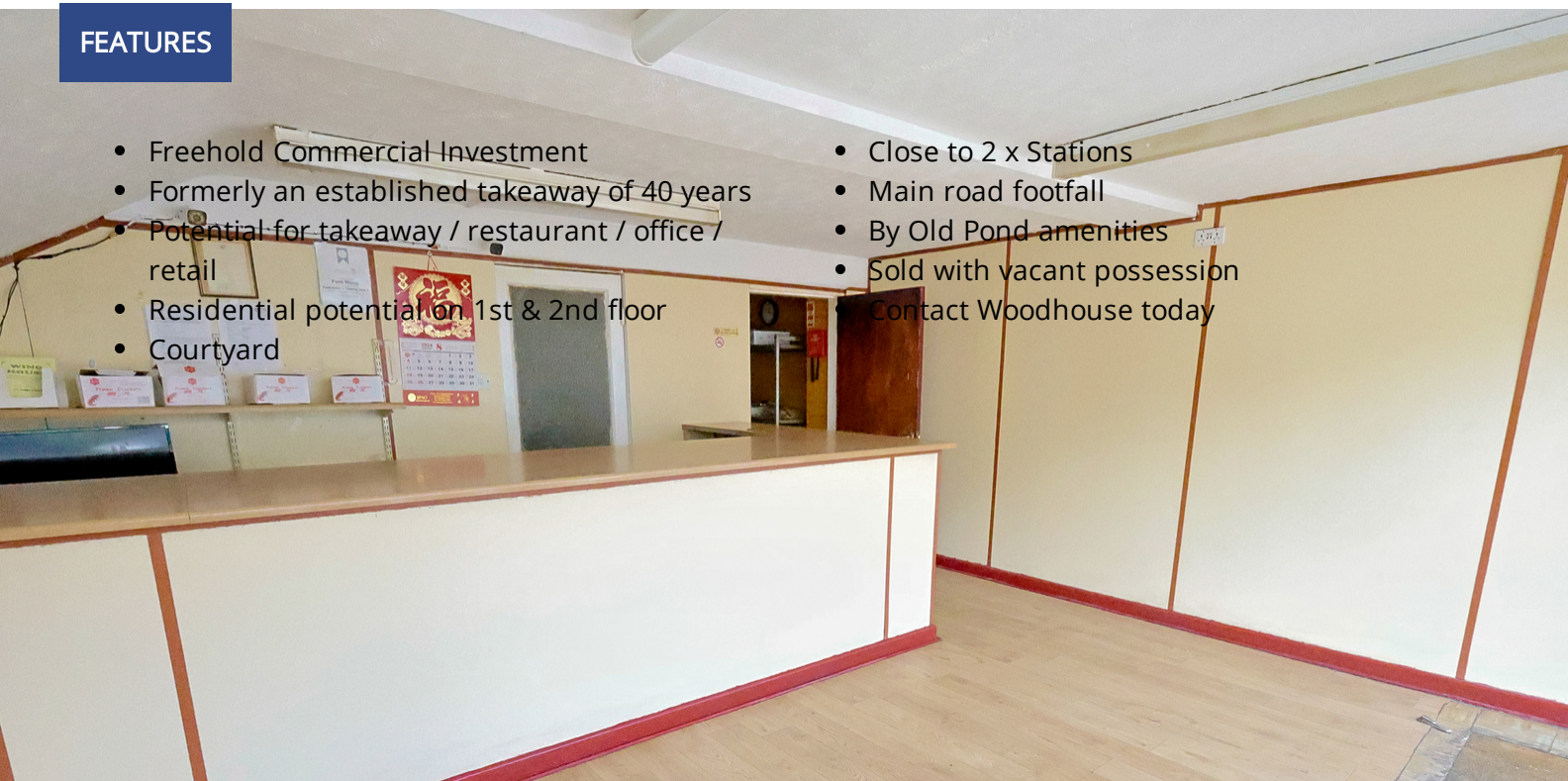
Loft area accessed via the 1st floor Lounge, measuring 3.2m x 2.5m).

Crossbrook Street is ideally suited for footfall. You are within walking distance to two stations, Cheshunt and Theobalds Grove, both with regular direct routes into London. Liverpool Street takes only about 25 minutes for example, and Oxford Circus only about 40. You are also well-served in terms of road links. In under 10 minutes, you are on the M25. And shortly beyond that take your pick for the M1, M11 & A1. The A10 is just a couple of minutes drive away, again with its quick and direct route to London, or north towards Cambridge.

Contact Woodhouse today to come and see for yourself the potential of this premise for you!

FEATURES

- Freehold Commercial Investment
- Formerly an established takeaway of 40 years
- Potential for takeaway / restaurant / office / retail
- Residential potential on 1st & 2nd floor
- Courtyard
- Close to 2 x Stations
- Main road footfall
- By Old Pond amenities
- Sold with vacant possession
- Contact Woodhouse today



ROOM DESCRIPTIONS

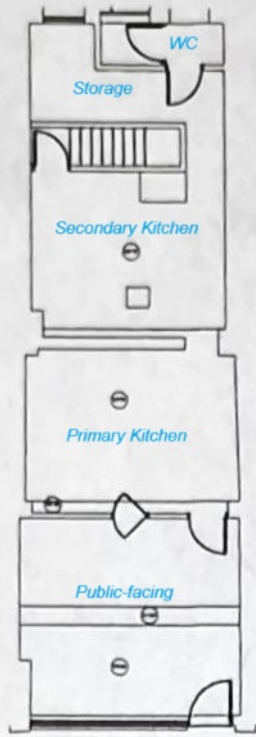


FLOORPLAN

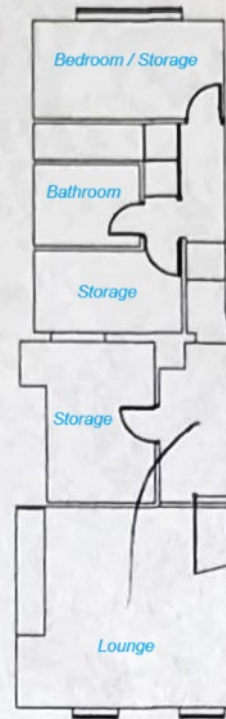
119 Crossbrook St, Cheshunt
Illustrative Floorplan



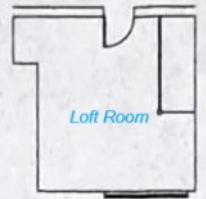
EXISTING FRONT ELEV.



Ground Floor



First Floor



Second Floor

EXISTING PLANS @ 1:100