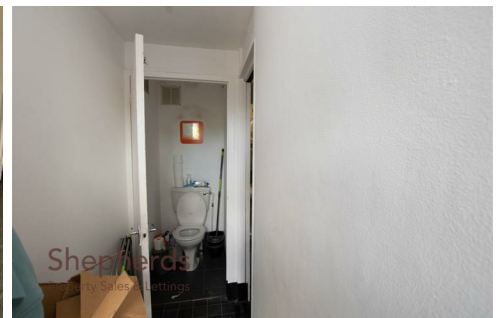
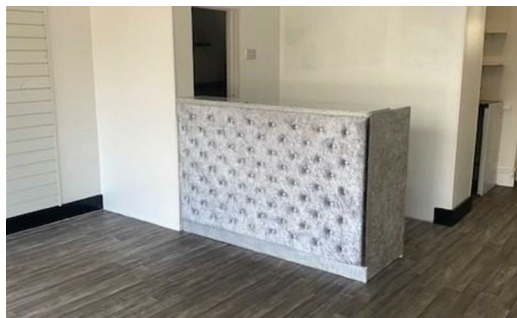




Clarendon Parade - lock up SHOP | Cheshunt | EN8 9DF

£12,000



LOCK-UP SHOP to LET- on flexible lease terms, or 10-year term.

Clarendon Parade is located in the heart of Turners Hill, Cheshunt! This fantastic lock-up shop is approx., 392 sq ft and available now, offering a fantastic opportunity for your business venture.

This A1 retail LOCK UP shop comes with an electric shutter for added security, providing peace of mind for your business. Previously used as a clothing shop, this versatile space is ready to accommodate a variety of uses. Subject to change of use approval, it could facilitate a small High Rd fronted office, ideal for a small accountancy firm or similar business.

Conveniently situated equidistant from Cheshunt High Street and The Old Pond centre, this prime location ensures local passing trade.

Additional information:

Flexible lease terms, or longer formal lease if preferred.

Refer to Borough of Broxbourne for further details on business rates.

The ingoing tenants responsible for their costs and contributing to the landlord's expenses

Rent at £12,000 per annum, exclusive of rates, bills and utilities.

Viewings strictly by appointment. Please contact Shepherds Estate Agent on: 01992637351.

EPC rating is B, making this an energy-efficient space for your operations.



Shepherds
Property Sales & Lettings

CESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351

Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

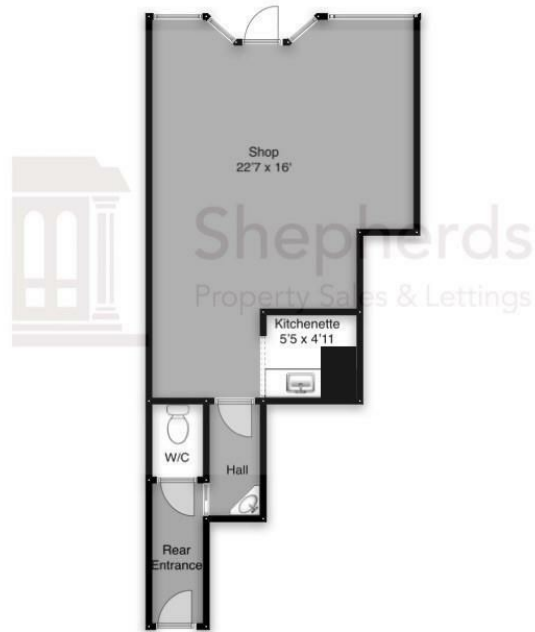
37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044

Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

Clarendon Parade, Turners Hill, Cheshunt



This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD



main double fronted lock up shop

Kitchenette area

WC

DEPOSIT & PERMITTED CHARGES INFORMATION

Pre - Tenancy Holding Deposit = to 1 Weeks Rent

Other Tenant Costs

-Dilapidation deposit = to 5 Weeks Rent (if under 50,000 per annum) = to 6 weeks Rent (50,001+ per annum)

-Changes to Tenancy term, person/s names/ additions or any other amendment £50.00 inc vat per change

-Early Termination/ Early Surrender of Contract Price on application *additional inventory cost could apply (to be advised)

-Late Payment of Rent/Arrears Charged at 3% above Bank of England BASE RATE * terms apply regarding when charged

-Key/ Fob/ Alarm Control Replacements. Cost of item + any additional agent / third party reasonable costs - charged at £15.00 inc vat per hour, if applicable

Prices are subject to change.

