



ls

106

Walk in Welcome

TAKE AWAY  
01992 688 159

VIA PROPERTIES  
01992 44 33 99  
GROUND FLOOR COMMERCIAL UNIT / A3 USE  
**TO LET**  
VIAVIA.CO.UK



Turners Hill |  
Cheshunt | EN8

20  
ZONED  
OLD  
POND



***VIA Properties are delighted to present this ground floor commercial unit benefitting A3 use in a prominent Cheshunt Old Pond location.***

*Staff parking and loading area to the rear. | There is a small storage unit in the car park. | Prominent town centre location with great footfall | Measuring circa 1600 sq ft ... | Male/Female WCs | Call us for further information or send us a message.*

***POA £35,000 per annum***

VIA Properties are delighted to present this ground floor commercial unit benefitting A3 use in a prominent Cheshunt Old Pond location.

The property has been trading as a Chinese restaurant for many years but will be offered with full vacant possession and would suite a host of difference uses.

Staff parking and loading area to the rear.  
There is a small storage unit in the car park.  
Prominent town centre location with great footfall

Measuring circa 1600 sq ft ...

Male/Female WCs

Call us for further information or send us a message.

**Additional costs:**

Business rates will be applicable and lessees are advised to check with the Valuation Office Agency (the VOA)

EPC - Awaited

LEGAL COSTS

Each party to be responsible for their own -  
references may be required with a rental deposit



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1. MONEY LAUNDERING REGULATIONS -  
Intending purchasers and tenants will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing a purchase or let
- 2: These particulars do not constitute part or all of an offer or contract or tenancy.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers and tenants are advised to recheck the measurements before committing to any expense.
- 5: VIA Properties Ltd have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: VIA Properties Ltd has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

These particulars are for general guidance only and do not constitute any part of an offer or contract. Details are given without any responsibility and any interested party

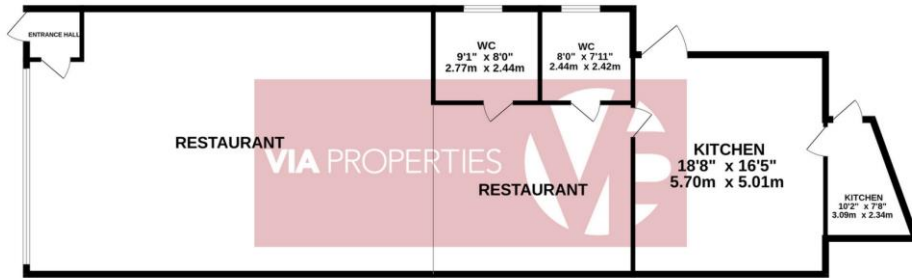
should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. VAT is exclusive unless otherwise stated







GROUND FLOOR  
1538 sq.ft. (142.9 sq.m.) approx.



TOTAL FLOOR AREA : 1538 sq.ft. (142.9 sq.m.) approx.  
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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**VIA PROPERTIES**  
74 High Street, Hoddesdon, EN11  
01992443399 | info@viavia.co.uk | www.viavia.co.uk

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 46                      | 46        |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |