





## Amwell Street, Hoddesdon, EN11 8UA

Westwood Leber are delighted to bring to the market this excellent mixed-use investment opportunity in prime main road location just out of Hoddesdon Town Centre. For sale is consisting of a two bedroom flat and a large ground floor commercial shop that could easily be split into two units.

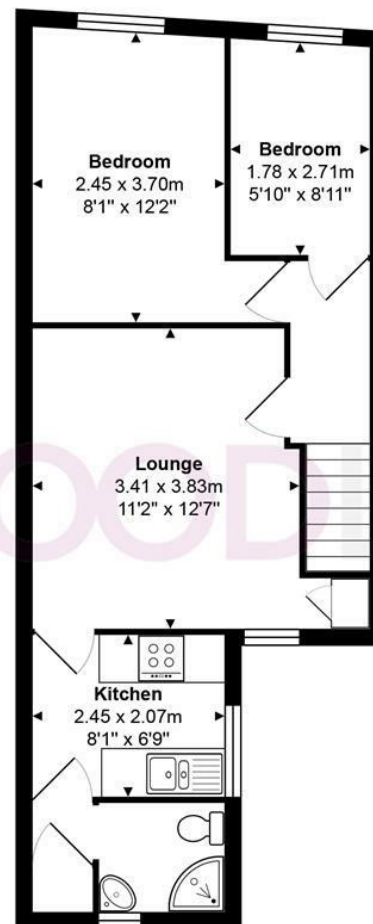
The opportunity consists of the following: :

- Commercial 667 sq ft unit/shop currently unoccupied
- Two bedroom 500 sq ft first floor flat





Ground Floor



First Floor

Total Area: approx. 44.9 m<sup>2</sup> ... 484 ft<sup>2</sup>

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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