





## High Road, Wormley, Broxbourne, EN10 6HT

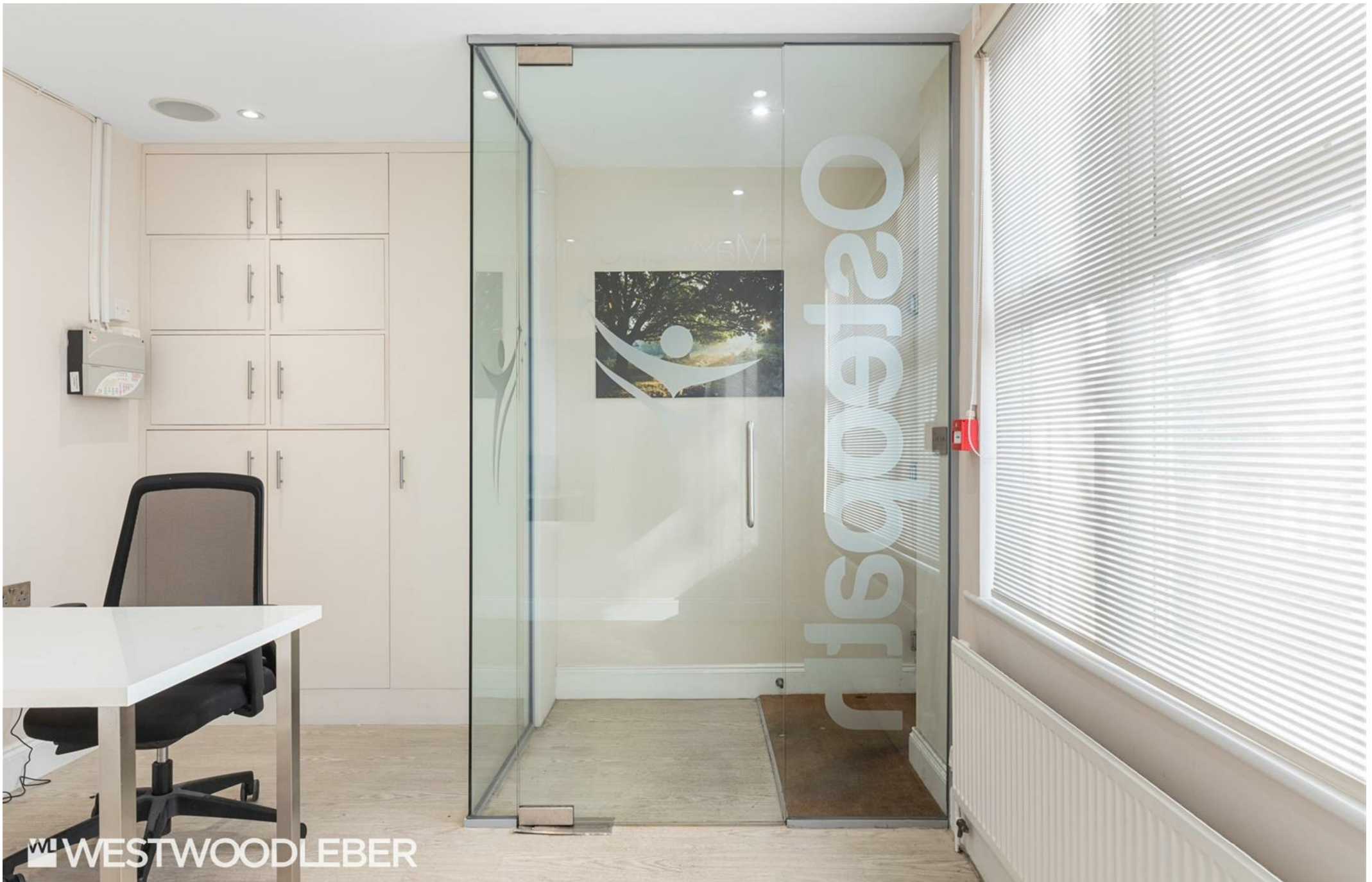
Westwood Leber are delighted to bring to market this exceptional mixed-use commercial premises, offered with the full freehold and presenting a rare opportunity for both investors and owner-occupiers alike.

The ground floor comprises an immaculate high road retail unit, finished to an excellent standard and ready for immediate occupation. The space is versatile in layout, featuring multiple rooms suitable for a range of business uses. Additional benefits include convenient rear access, a private outdoor courtyard, and a low-maintenance garden—ideal for operational flexibility or staff use.

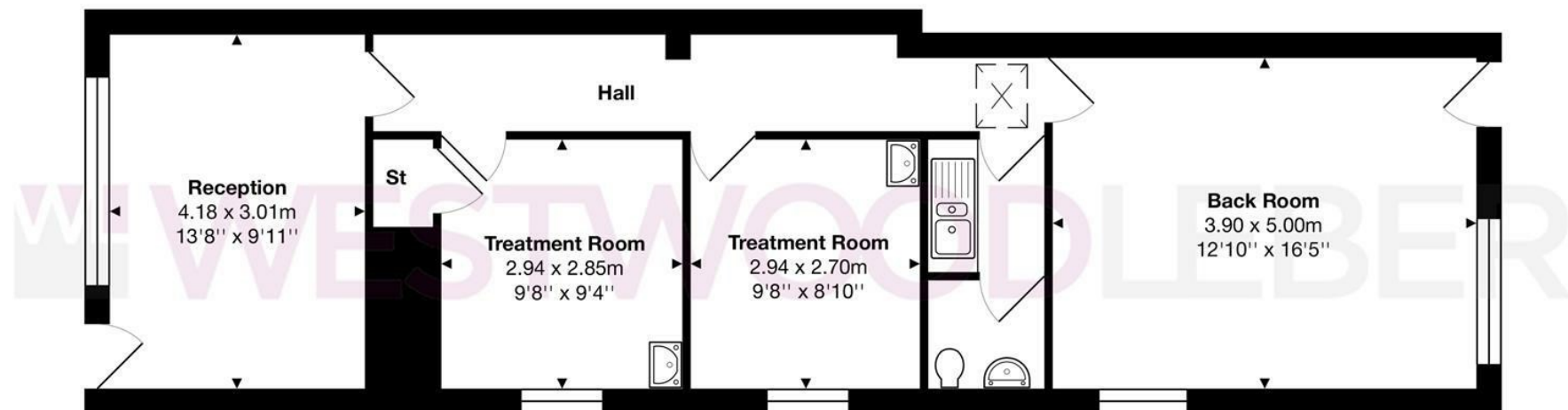
The first floor offers a beautifully presented two-bedroom apartment, recently refurbished and ready to occupy. This residential element provides an immediate income stream or comfortable living accommodation, making the property highly attractive from both an investment and lifestyle perspective.

Further enhancing the asset's potential, the current owner has explored the possibility of converting the rear section of the commercial unit into a self-contained one-bedroom apartment. Subject to the necessary planning permissions, this could significantly increase the overall rental yield, with the added advantage of its own private outdoor space and garden.

This is a superb opportunity to acquire a well-maintained, income-generating property with strong future development potential in a sought-after high road location.



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Total Area: approx. 63.8 m<sup>2</sup> ... 686 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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