

CHESHUNT EN8 8LQ

76-78 TURNERS HILL

FLEXIBLE COMMERCIAL SPACE SUITABLE FOR A VARIETY OF USES



6 Duke Street
Marylebone
London W1U 3EN

LOCATION

Cheshunt is 16 miles north of Central London and is a popular commuter town, served by good rail link into London Liverpool Street station.

The property is situated in a prominent position close to Cheshunt Roundabout, and occupies a prime location on Turner's Hill. Nearby occupiers include **Tesco's**, **HSBC**, **Halifax**, **Boots** and **The Kings Arms (JD Wetherspoon)**.

An extract from the street plan is attached upon which the property is highlighted.

ACCOMMODATION

The property was formerly used as a banking hall with access via lift and escalator from the ground floor entrance on Turners Hill. The following approximate net internal floor areas are applicable;

| | | |
|--------------|-------------|------------|
| Ground Floor | 1,300 sq ft | 120.7 sq m |
| First Floor | 8,185 sq ft | 760.4 sq m |

LEASE

A new full repairing and insuring lease is available for a term to be agreed by negotiation but to include upward only rent reviews at 5 year intervals at a commencing rent of **£100,000 per annum exclusive**.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

PLANNING

The property falls under Class E and may be used for A1, A2, A3, B1 and selected D1 and D2 Use Classes without planning consent. The landlord will also consider a variety of uses subject to planning.



RATES

We have been verbally advised that the property is assessed as follows:

| | |
|----------------|---------|
| Rateable Value | £73,000 |
| UBR 2021/2022 | £0.512 |

100% business rates relief until 30th June 2021 followed by a 66.6% discount until 31st December 2021 for eligible occupiers. Interested parties should make their own enquiries to the local authority to verify this information.

EPC

An EPC has been commissioned and is available upon request.

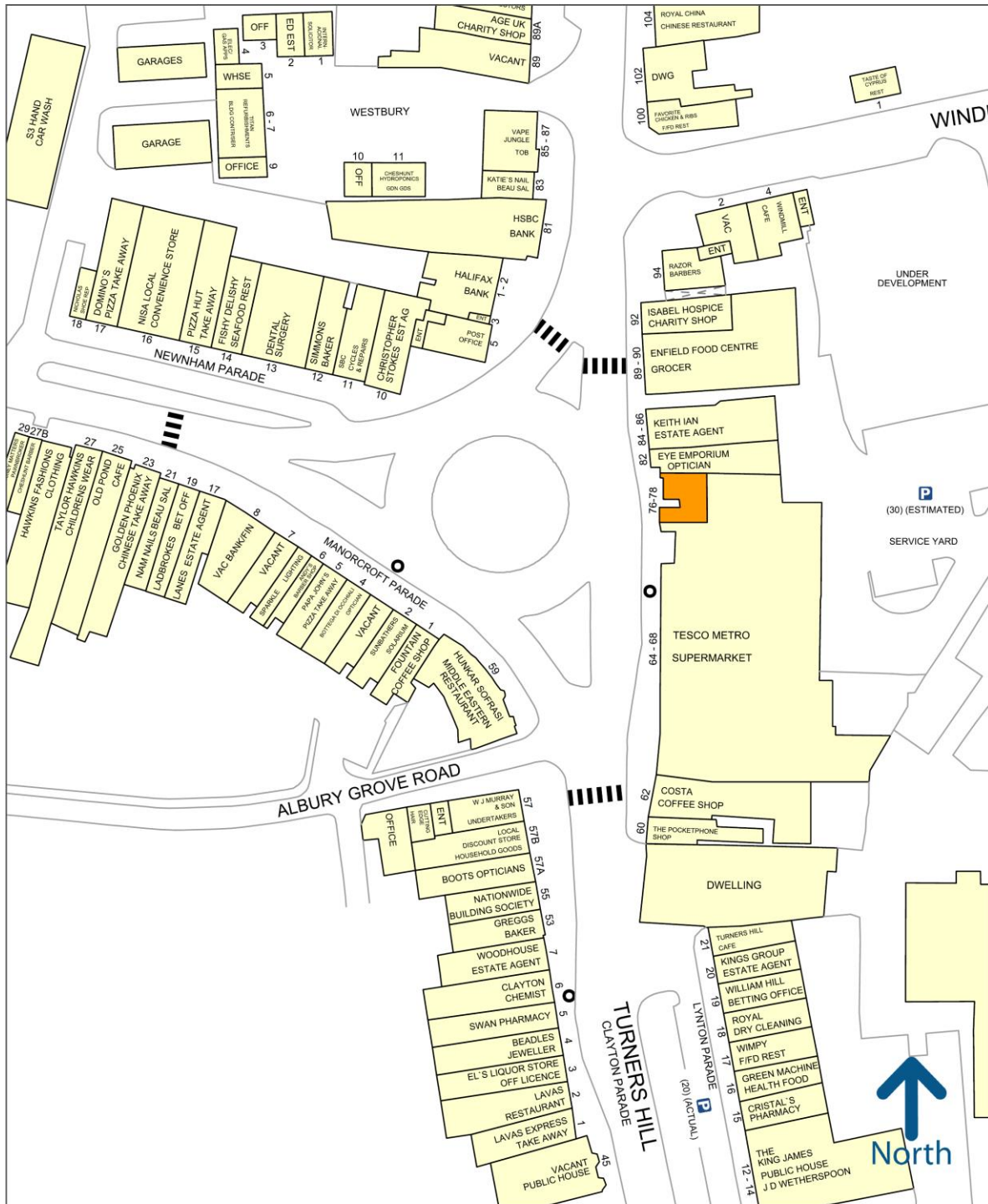
VIEWING

For further information or arrangement to inspect, please contact:

Russell Yam 020 7908 7036
russell@hrhretail.com

Tim Hance 020 7908 7037
tim@hrhretail.com

SUBJECT TO CONTRACT



Experian Goad Plan Created: 10/05/2021
Created By: HRH Retail

Misrepresentation Act

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