

28 STATION ROAD, CUFFLEY, EN6 4HE



**FORMER BARCLAYS BANK
PREMISES**

**STRONG CORNER
LOCATION**

1,607 SQ FT

FREEHOLD FOR SALE

www.paulwallace.co.uk

LOCATION:

28 Station Road forms part of a strong neighbourhood retailing location having a quality and varied line up of occupiers including Simmons Bakery, Co-Op Supermarket, Tesco Express, Isabel Hospice and Domino's Pizza. Other trades include newsagent, dentistry, fish & chips, hairdressing, chemist, library and various restaurant/cafes.

The building is on the south side of Station Road at it's junction with Theobalds Road and just 140 yards from the T junction with the B156 Northaw Road.

The Sopers Road industrial area is to the immediate east as is Cuffley main line rail station serving London Kings Cross.

The larger retailing complex of Brookfield Farm hosting Next, Tesco and Marks & Spencer, amongst others, is within 10 minutes drive time in Cheshunt.

The main road network is accessed via the B156 onto the dual carriageway A10 from where there are junction 25, M25, connections within approximately 4 miles distance.



DESCRIPTION:

An all ground floor former Barclays Bank premises holding a strong and prominent corner location opposite Tesco Express.

Although Barclays have fully vacated the shop it is considered that further strip out and upgrade be required.

Internal frontage	-	18'
Maximum internal width	-	32' 6"
Maximum built depth	-	70'
Total all ground floor areas	-	1,607 sq ft

All dimensions and floor areas are approximate.

- * Separate male and female toilet facilities
- * Kitchen/staff area
- * Strong room/vault
- * Light and power
- * Rear pedestrian access
- * Parking space

TERMS:	The entire freehold of the building is being offered as held under title number HD456606 offering vacant possession of the ground floor areas and subject to the 125 year residential lease (from 2004) at peppercorn. A full copy of this residential ground lease is available upon request.
PRICE:	£395,000 subject to contract only.
VAT:	We are advised that the property is not elected for VAT.
EPC:	D yellow 95 valid until 14 May 2029.
RATEABLE VALUE:	We are informed upon a rateable value of £17,000 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk .
LEGAL COSTS:	Each party are to be responsible for their own legal costs.
VIEWING:	Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

C4828



MISREPRESENTATION ACT

Paul Wallace Commercial for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that:

- i. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenants 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
- iii. No person in the employment of Paul Wallace Commercial has authority to make or give any representation or warranty whatever in relation to this property whether in the particulars supplied or by any oral or written representation
- iv. Paul Wallace Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars
- v. Rents and prices quoted in the particulars may be subject to VAT in addition