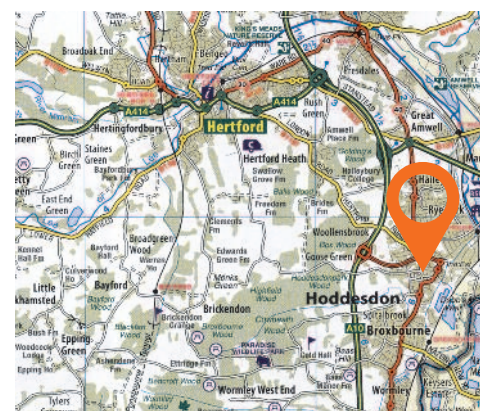


# 98 High Street, Hoddesdon, Hertfordshire EN11 8HD

## Freehold Retail and Residential Ground Rent Investment

# Lot 3

£29,000 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	85.10 sq m (916 sq ft)	AGE UK (1)	15 years from 12/04/2016 until 11/04/2031 (2)	£29,000	12/04/2021
Basement	Ancillary	56.30 sq m (606 sq ft)				12/04/2026
First/ Second	Residential - Three Bedroom Maisonette	-	(-) AN INDIVIDUAL	150 years from 07/02/2007 until 06/02/2157	Peppercorn	
<b>Total Commercial Area</b>		<b>141.40 sq m (1,522 sq ft)</b>			<b>£29,000</b>	

- (1) Age UK is the UK's largest charity dedicated to helping everyone make the most of later life. Age UK operate from over 450 shops throughout the UK, processing over 20 million customer transactions a year and employing over 1,500 staff and 7,000 volunteers. For the year ending 31st March 2016, Age UK reported pre-tax profits of £9,900,000 and a total net worth of £41,973,000 (Sources: www.ageuk.org.uk and Experian Group 28/02/2017).
- (2) The lease provides for tenant options to determine on 12/04/2021 and 12/04/2026, subject to six months' prior written notice.

## Key Details

- Majority let to Age UK
- New 15 year lease from April 2016 (subject to options)
- Rebased rent (Previous Rent £31,500 per annum)
- Tenant in occupation since 2001
- Excellent town centre location with nearby occupiers include Boots the Chemist, Tesco Express and Caffè Nero

## Location

- Miles:** 10 miles north of Enfield  
16 miles south-east of Stevenage  
20 miles north of Central London
- Roads:** A1(M) (Junction 4), A19, A1170, M25 (Junction 25), M11 (Junction 7)
- Rail:** Broxbourne Railway Station  
Rye House Railway Station
- Air:** London Stansted

## Situation

The property is situated in a prominent location on the eastern side of the part pedestrianised High Street, north of its junction with Conduit Lane, in the heart of the town centre. Nearby occupiers include Boots the Chemist, Tesco Express, Caffè Nero and Asda supermarket, with other occupiers represented in the town including Aldi, Iceland, Morrisons and Sainsbury's supermarkets. The town's library is located next door.

## Description

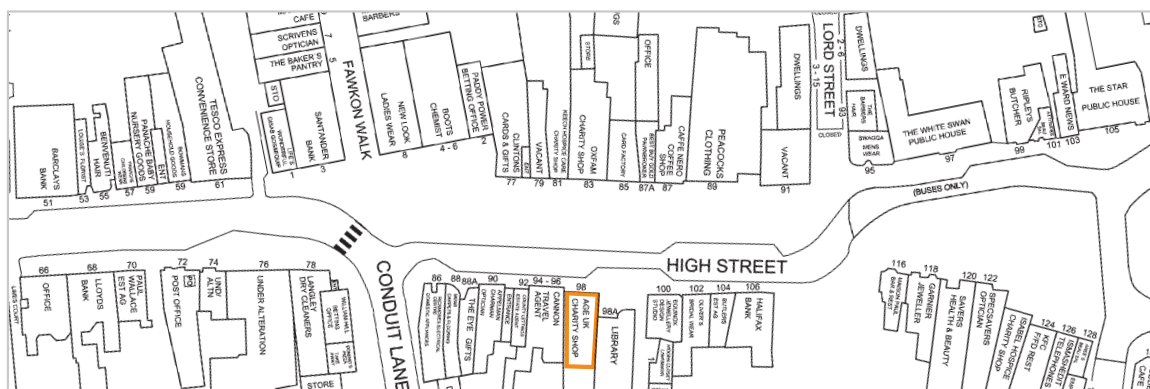
The property comprises a shop arranged on the ground floor and basement with a self-contained three bedroom maisonette on the first and second floors let on a long lease.

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.



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