

# PERRY HOLT

PROPERTY CONSULTANTS

## FOR SALE

Former social club and office  
space with parking

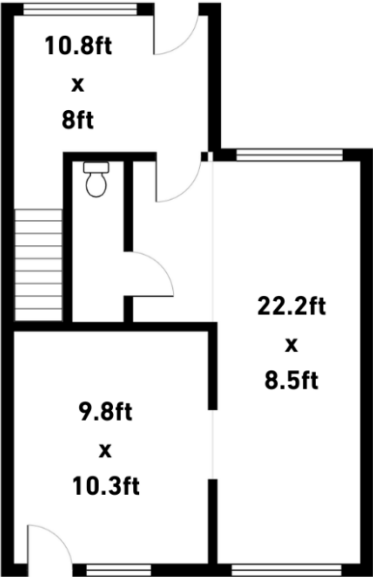
64-70 Amwell Street, Hoddesdon, EN11 8UA



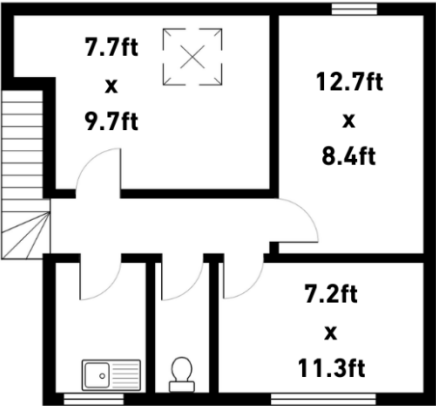


| ACCOMMODATION       |              |             |
|---------------------|--------------|-------------|
| 64-66 Amwell Street | Sq Ft        | Sq M        |
| Ground Floor        | 433          | 40.2        |
| First Floor         | 316          | 29.3        |
| <b>Total</b>        | <b>749</b>   | <b>69.5</b> |
|                     |              |             |
| 68-70 Amwell Street | Sq Ft        | Sq M        |
| Ground Floor        | 522          | 48.4        |
| First Floor         | 547          | 50.8        |
| <b>Total</b>        | <b>1,069</b> | <b>99.2</b> |

Ground Floor64-66 Amwell Street, Hoddesdon

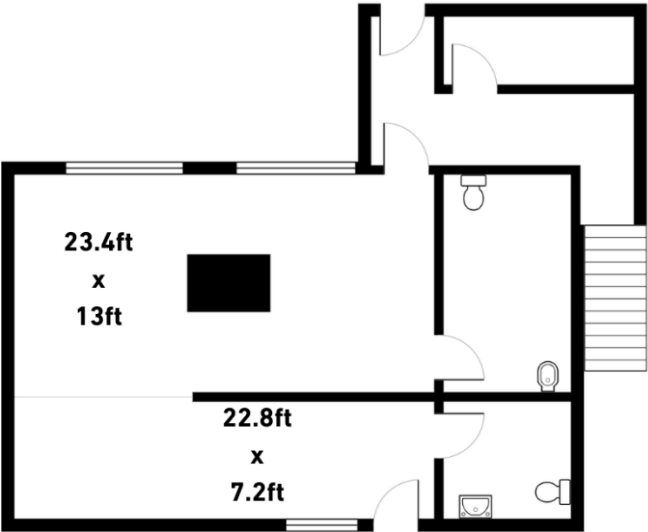


First Floor

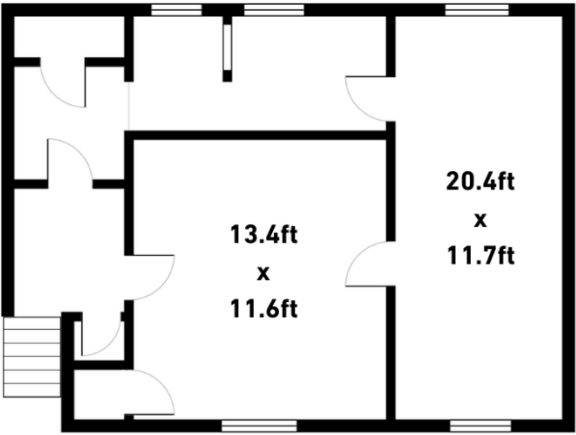


68-70 Amwell Street, Hoddesdon

Ground Floor



First Floor



## AMENITIES

- ✓ Situated a short walk from Hoddesdon Town Centre
- ✓ Kitchen and W/C facilities
- ✓ Former social club
- ✓ Car parking to the rear

## LOCATION

Situated on Amwell Street in central Hoddesdon, the property is within easy walking distance of the town centre and its retail and leisure amenities. Nearby occupiers include Morrisons, Tesco, Sainsbury's and Aldi. Rye House Station is approximately 0.8 miles away, with Broxbourne Station around 1.5 miles away providing regular services to London Liverpool Street. The A10 and A414 provide excellent regional connectivity, with the M25 readily accessible via the A10.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VAT

We understand that VAT is not currently payable on the purchase price.

## DESCRIPTION

This prominent freehold property occupying approximately 0.156 acres, offers excellent potential for refurbishment.

Previously occupied by The Royal British Legion, the property comprises a former community hall and adjoining office accommodation extending to approximately 1,800 sq ft. 64–66 Amwell Street is currently arranged as office space, providing open-plan ground floor office space with a waiting area and WC, together with three private first-floor offices, a kitchen and an additional WC. This space is currently occupied where the tenant is holding over and paying a rent of £9,000 per annum exclusive, but we understand they will vacate if required.

68–70 Amwell Street remains configured as the former social club, comprising a ground floor social room with a bar and WC facilities, with two further social rooms, workshop/storage rooms and additional WC facilities on the first floor.

The property benefits from vehicular access to the rear via Roman Street, where there is ample parking and external space, creating a versatile opportunity for developers, investors or owner-occupiers.

## PRICE

£450,000 for the freehold interest.

## RATES

64-66 Amwell Street rateable value 26/27: £11,000.

68-70 Amwell Street rateable value 26/27: £16,250.

## EPC

64-66 Amwell Street – C 73

68-70 Amwell Street – B 48

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