



2 The Precinct, Broxbourne EN10 7HY



Area

Approx 1457 sq ft



Location

Busy parade & adjacent to Sainsburys



Rent

£22,000 per annum exclusive



Frontage

30ft net frontage



Parking

Parking bays in vicinity



LOCATION

The property is situated two doors away from Sainsburys as well as amongst many independent retailers and food outlets on a busy main road.

DESCRIPTION

This former Costa Coffee unit is approximately 1457 sq ft and is presented in excellent order.

Benefitting from Use Class E it is suitable for a variety of occupiers subject to Landlord and Local Authority consent.

TERMS

Available by way of an assignment of the existing lease dated 01.02.18 for a term of fifteen years until 01.02.33 at a passing rent of £22,000 per annum exclusive. There are rent reviews every five years.

LEGAL COSTS

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

ADMINISTRATIVE COSTS

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract /references.

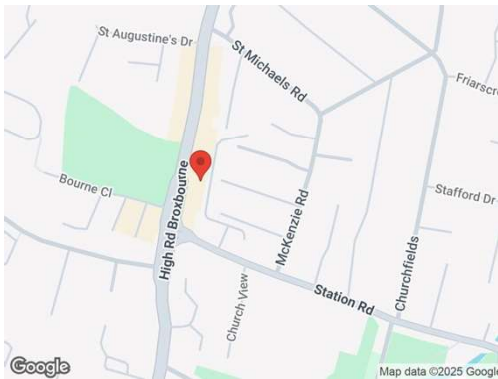
RATES

We understand from the Valuation Office website that the Rateable Value from 1st April 2026 will be £22,500. Interested parties are encouraged to make their own enquiries with Broxbourne Council.

EPC

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For further information please contact:
hello@obre.co.uk



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