

## Cheshunt

### 7 Manor Croft Parade College Road Hertfordshire EN8 9LP

- **Freehold Shop and Residential Investment**
- Let on an overriding lease expiring 2021
- Includes a large three bedroom self-contained maisonette above
- Occupiers close by include Lloyds Bank (adjacent) and Tesco Metro supermarket
- No VAT applicable
- Current Rent Reserved  
**£21,000 pa**



**Tenure**  
Freehold.

#### Location

Cheshunt is a popular Hertfordshire town situated close to Junction 25 of the M25, and adjacent to the A10. The town, which is some 15 miles due north of Central London, benefits from a mainline station with regular connections to Liverpool Street (fastest journey time 22 minutes).

The property is situated in the town centre at the junction of College Road and Turners Hill in an established parade known as Manor Croft Parade. Cheshunt Rail Station is some 750 metres to the east, whilst access to the A10 is 550 metres to the west.

Occupiers close by include Lloyds Bank (adjacent), Tesco Metro supermarket, Papa John's, Subway, Halifax, HSBC, Barclays, Boots Opticians, Nationwide, Costa, Domino's and Greggs amongst many others.

#### Description

The property is arranged on ground and two upper floors to provide a ground floor shop currently trading as a hairdressers, with a self-contained maisonette above accessed from the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	5.70 m	(18' 8")
Net Frontage	5.05 m	(16' 7")
Shop Depth	10.45 m	(34' 4")
Built Depth	15.50 m	(50' 10")
Ground Floor	67.20 sq m	(723 sq ft)

**First and Second Floor Maisonette – 4 Rooms, Kitchen, Bathroom/WC (Not inspected by Allsop).**

#### Tenancy

The entire property is at present let to ADVANTAGE (CHESHUNT) LTD (with a personal guarantee) for a term of 5 years from 11th December 2016 expiring 30th November 2021 at a current rent of £21,000 per annum. The lease contains full repairing and insuring covenants. We understand the flat has been sublet.

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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