

Waltham Abbey

6 Market Square

Waltham Abbey

Essex

EN9 1DN

- **Prominent Freehold Bank Investment**
- Let to Barclays Bank plc
- Lease expiring 2028 (1)
- Pedestrianised town centre location
- No VAT applicable
- Rent Review 2017
- Current Rent Reserved
£18,500 pa



Tenure
Freehold.

Location
Waltham Abbey, with a population of some 15,650, is an attractive Essex town situated in the Lea Valley immediately to the north of Junctions 25 and 26 of the M25 motorway, some 2 miles to the east of Cheshunt and the A10. The property is situated at the junction of pedestrianised Sun Street and Church Street, close to the town's principal public car park. The property lies in a prominent corner position overlooking Market Square. Occupiers close by include Lloyd's Pharmacy, Ladbrokes, Co-Op and Greggs amongst various local traders.

Description
The property is arranged on ground and first floors to provide a ground floor banking hall with ancillary accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	8.75 m	(28' 8")
Net Frontage	6.70 m	(21' 11")
Return Net Frontage	4.80 m	(15' 9")
Shop & Built Depth	10.50 m	(34' 5")
First Floor	32 sq m	(344.46 sq ft)

Tenancy
The entire property will be let to BARCLAYS BANK PLC for a term of 20 years from 19th May 2008 at an initial rent of £18,500 per annum, exclusive of rates.

The lease provides for rent reviews on 29th September 2012 and every fifth year thereafter and contains full repairing and insuring covenants subject to a schedule of condition. The lease will contain a lessee's option to determine in the 15th year. (1)

Tenant Information
Website Address: www.barclays.co.uk
For the year ended 31st December 2014 Barclays Bank plc reported a nil turnover, pre-tax profits of £2.309bn and a net worth of £55.576bn. (Source: riskdisk.com 16.09.2015.)

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate
For EPC Rating please see website.

Viewings
There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 7th October. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required in advance of the inspection and on the day. In the subject box of your email please enter **Lot 178 Waltham Abbey**.

