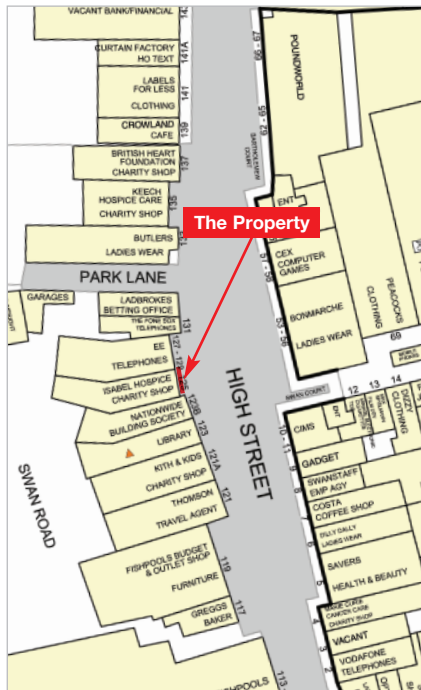


**Waltham Cross**  
125-125A High Street  
Hertfordshire  
EN8 7AN

- Well Located Freehold Shop Investment and Vacant Offices
- Pedestrianised High Street location
- Trading as Isabel Hospice
- Shop lease expiry 2025 (1)
- Vacant first floor (2)
- No VAT applicable
- Shop Rent Review 2020
- Total Current Rent Reserved  
**£23,000 pa**  
plus vacant first floor offices



**Tenure**  
Freehold.

**Location**  
Waltham Cross is located to the south of Cheshunt and 3 miles north of Enfield, immediately adjacent to Junction 25 of the M25 Motorway at its junction with the A10 dual carriageway. In addition to its road links, the town benefits from regular rail services to Central London and the Midlands.

The property is situated on the west side of the High Street within the pedestrianised town centre. Occupiers close by include Nationwide and EE (both adjacent), Ladbrokes, Bonmarché, Greggs and Thomson travel agent, whilst the entrance to The Waltham Cross Shopping Centre is directly opposite.

**Description**

The property is arranged on ground and first floor to provide a ground floor shop together with self-contained offices above accessed from the rear which are not presently used. The property benefits from rear access.

**Planning (2)**

The first floor may lend itself to alternative uses, subject to obtaining all the necessary consents. All enquiries should be made with the local authority.

**VAT**

VAT is not applicable to this lot.

**Documents**

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

**Energy Performance Certificate**

For EPC Rating please see website.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Isabel Hospice Trading Ltd	Gross Frontage 5.60 m (18' 5") Net Frontage 4.95 m (16' 3") Shop Depth 14.25 m (46' 9") Built Depth 25.30 m (83' 0") Ground Floor 130.55 sq m (1,405 sq ft)	15 years from 19.11.2010 (1) Rent review every 5th year FR & I	£23,000 p.a.	Rent Review 2020
First	Vacant	First Floor (sealed off) (2) 47.00 sq m (506 sq ft)			

(1) The lease contains a tenant's break option in the tenth year on 6 months' notice.  
(2) Vendor floor areas taken from old marketing details. Not inspected by Allsop.

**Total £23,000 p.a.**