

Waltham Abbey

Conquest House

Church Street

Essex

EN9 1DX

- **Freehold Office Investment and Development Opportunity**
- Proposed Crossrail 2 location
- Town centre location
- Offices totalling 1,576 sq m (16,963 sq ft) Gross Internal Area
- Let to Engie Regeneration (Apollo) Ltd until 2019 (1)
- Consent for additional 849 sq m (9,138 sq ft) of office space
- Lapsed permitted development consent for 21 apartments
- **Total Current Rents Reserved**
£146,600 pa



Tenure

Freehold.

Location

Conquest House is located in the heart of the popular market town of Waltham Abbey in the Epping Forest district of Essex. Waltham Abbey is strategically positioned just to the north of the M25 Motorway, equidistant between Junctions 25 and 26 and some 25km (15.5 miles) from central London. The property is situated at the junction of Highbridge Street, Leverton Way and Church Street in the town centre. The surrounding area comprises a mix of residential uses, including the adjacent Greenwood House and 5 Church Street which have obtained Permitted Development consent to be converted into residential dwellings. Meanwhile, Sun Street, the main pedestrianised commercial thoroughfare offering restaurants, bars and shops, is located to the rear of the property. The nearby Waltham Abbey Gardens, where King Harold is reputedly buried, provide green open space.

The nearby Waltham Cross Rail Station, 2 km (1.2 miles) to the west of the property, provides a regular direct service to London Liverpool Street (27 minutes), with up to 5 trains per hour. The station is due to be served by Crossrail 2, providing 10-12 trains per hour to central London. Loughton Underground Station (Central Line) is also located 8.4 km (5.2 miles) to the south, providing a direct link to central London and the West End. Waltham Abbey has excellent road links, being located 3.1 km (1.9 miles) from the A10, which provides access to central London and the north. The A10 also connects with Junction 25 of the M25 Motorway 4.1 km (2.5 miles) to the west. Both Stansted and Luton International Airports are within close proximity to Waltham Abbey.

Description

Conquest House comprises two linked brick built office buildings, constructed in the 1990s and arranged over ground and two upper floors beneath a pitched roof. The buildings are set on a corner and are accessed via a pedestrian entrance on Highbridge Street together with a vehicular entrance on Church Street, leading to a rear courtyard. The property comprises:

Ground Floor	393.00 sq m	(4,230 sq ft)
First Floor	451.50 sq m	(4,860 sq ft)
Second Floor	450.00 sq m	(4,844 sq ft)
Total	1,294.50 sq m	(13,934 sq ft)
Total (IMPS 2/Gross Internal) Floor Area	1,576 sq m	(16,963 sq ft)



Tenancy

The entire property is let to ENGIE REGENERATION (APOLLO) LTD from 21st August 2017 and expiring 30th April 2019, subject to a rolling tenant only break from 1st May 2018 on 3 months' notice (1) at a current rent of £146,600 per annum. The tenant's repairing obligation under the lease is to keep the property clean and tidy only. The lease is contracted outside the Landlord and Tenant Act 1954.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Planning

Local Planning Authority: Epping Forest District Council.

Email: www.eppingforestdc.gov.uk

Prior approval under Permitted Development Rights (EPF/1176/14) was granted on 17th July 2014 for 'change of use to C3 (dwelling house) from use class B1(A) (offices) to provide 21 one and two bedroom flats'. A further Planning Consent (EPF/2816/15) was granted on 15th January 2016 to '1. Extend building over rear courtyard to create extra ancillary accommodation and office space. 2. Extend and modify the roof area to create extra ancillary accommodation and office space.'

This additional planning consent will add an additional 849 sq m (9,138 sq ft) of floor space to the building.

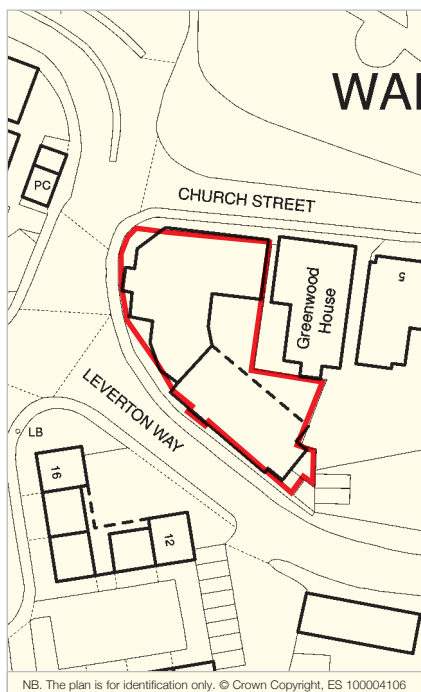
The building offers potential to be reconfigured and redeveloped as an alternative residential scheme, subject to all necessary consents.

We have been informed that the building is not Listed, but is situated within the Waltham Abbey Conservation Area.

If implemented, the planning consent would provide the following proposed accommodation:

Units	Average Unit Area	
4 x One Bedroom Ground Floor	47.7 sq m	(513 sq ft)
3 x Two Bedroom Ground Floor	73.9 sq m	(795 sq ft)
3 x One Bedroom First Floor	55.87 sq m	(601 sq ft)
4 x Two Bedroom First Floor	71.4 sq m	(769 sq ft)
3 x One Bedroom Second Floor	55.87 sq m	(601 sq ft)
4 x Two Bedroom Second Floor	71.4 sq m	(769 sq ft)

Further information, together with plans available in the legal pack.



NB. The plan is for identification only. © Crown Copyright, ES 100004106

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

Seller's Solicitor Martyn Holland, Irwin Mitchell LLP. Tel: 0114 274 4622 e-mail: martyn.holland@irwinmitchell.com

Joint Auctioneer James Stewart-Lockhart, Allsop LLP. Tel: 0207 344 2682 e-mail: james.stewart-lockhart@allsop.co.uk

