

Waltham Cross
263 High Street
Hertfordshire
EN8 7AT

- **Virtual Freehold Shop Investment**
- High Street location close to Theobalds Grove Rail Station
- Let to a delicatessen on a lease expiring 2024
- Rent Review 2019
- Current Gross Rent Reserved
£11,000 pa

SIX WEEK COMPLETION AVAILABLE



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Tenure

Leasehold. Held for a term of 999 years from 29th September 2017 (thus having some 999 years unexpired) at a peppercorn ground rent.

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 rail links, the town benefits from regular rail services to central London and the Midlands.

The property is situated north of Waltham Cross town centre, on the west side of High Street, in close proximity to Theobalds Grove Rail Station.

Occupiers close by include Ladbrokes, Tesco Express and Jobcentre.

Description

The property is arranged on ground floor only to provide a shop presently trading as a delicatessen. There is a parking space to the rear. The property forms part of a larger building, the remainder of which does not form part of the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	4.85 m	(15' 11")
Net Frontage	4.35 m	(14' 3")
Shop Depth	12.20 m	(40' 0")
Built Depth	14.10 m	(46' 3")
Ground Floor	55.75 sq m	(600 sq ft)

Tenancy

The entire property is at present let to D & M LAGODKA for a term of 15 years from 17th June 2009 at a current rent of £11,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 63 Band C (Copy available on website).

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