

## Waltham Abbey

### 14 Highbridge Street

### Essex

### EN9 1DG

- **Grade II Listed Freehold Shop Investment**
- Attractive Grade II Listed beauty salon
- Town centre position close to Waltham Abbey Church
- No VAT applicable
- Total Current Rent Reserved

**£7,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



#### Tenure

Freehold.

#### Location

Waltham Abbey is a town located within the Lea Valley just to the north of Junction 25 and 26 of the M25 Motorway, some 15 miles north of Central London, 2 miles east of Cheshunt and 7 miles south-west of Harlow.

The property is situated virtually opposite the Town Hall on Highbridge Street close to the junction with Romeland and approximately 100 yards from Waltham Abbey Church.

Occupiers close by include HSBC, Barclays, Waltham Abbey Tourist Information Centre, Castles Estate Agents, Co-op Funeral Care amongst other local traders.

#### Description

This Grade II Listed property is arranged on ground and two upper floors to provide a three storey beauty salon.

The property provides the following accommodation and dimensions:

Gross Frontage	3.5 m	(37' 5")
Net Frontage	2.0 m	(21' 5")
Shop Depth	3.0 m	(32' 0")
Built Depth	3.0 m	(32' 0")
Ground Floor	8.5 sq m	(91.5 sq ft)
First Floor	10.0 sq m	(108.0 sq ft)
Second Floor (including part restricted ceiling height)	10.0 sq m	(108.0 sq ft)

#### Tenancy

The entire property is at present let to TARA HALL for a term of 5 years from 30th January 2011 at a current rent of £7,000 per annum. The lease 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.alltop.co.uk](http://www.alltop.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.



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

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