



Freehold Shop and Upper Parts Investment For Sale - Waltham Cross EN8

Let to Enterprise Inns PLC until 2028

GILMARTIN LEY

43 High Street,

WALTHAM CROSS, EN8 7AB



Area

Gross Internal Area: 154 sq.m. (1,662 sq.ft.)

Price

Offers in excess of £400,000 subject to contract



Property Description

This three storey mid terrace property comprises a ground floor retail unit operated as a late licence bar and a self contained 3 bedroom maisonette arranged over the first and second floors.

The property is let on a single 24 year fully repairing and insuring lease to Enterprise Inns PLC. The property has a passing rent of £21,750 per annum and a four yearly rent review pattern.

The ground floor element intercommunicates with two neighbouring properties to form a single drinking establishment currently trading as 'Venue'. The subject property benefits from a substantial rear decked garden, which forms the entire external area serving as the beer garden for Venue's customers.

There is vehicular access to the rear of the property via a service road off Berkley Avenue.

- > Freehold for sale
- > Gross internal area: 154.48 sq.m (1,663 sq.ft)
- > Let on a single 24 year lease to Enterprise Inns PLC
- > Passing rent £21,750 pa
- > Four yearly rent review pattern, with an outstanding review from March 2016

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground floor	64	688	
Beer garden	105.25	1,132	
First floor	45.24	486	
Second floor	45.24	486	



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Property Location

The subject property is located within a busy parade on the west side of High Street directly opposite Lidl Supermarket and the junction with Abbey Road.

Waltham Cross is the most southeasterly town in Hertfordshire. It is 12 miles from the City of London and immediately north of the M25 motorway, forming part of the Greater London Urban Area and London commuter belt.

The location benefits from excellent transport links. Junction 25 of the M25 is located 1.1 kilometres (0.67 miles) to the north west. The intersection between Bullsmoor Lane, Mollison Avenue and Hertford Road is only 0.37 kilometres (0.23 miles) to the south.

Waltham Cross Railway Station (Abellio Greater Anglia Line) is 0.53 kilometres (0.32 miles) to the east and provides frequent services to London Liverpool Street Station, with journey time of circa 35 minutes.

New Crossrail 2 services are proposed to serve Broxbourne, Cheshunt and Waltham Cross in the near future.

Service Charge p.a. TBC

Terms Freehold for sale subject to a fully repairing and insuring lease to Enterprise Inns PLC for a term of 24 years, commencing 20th March 2004.

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Broxbourne

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/24990>
Energy Performance Certificate
Lease

Last Updated: 06 Feb 2018

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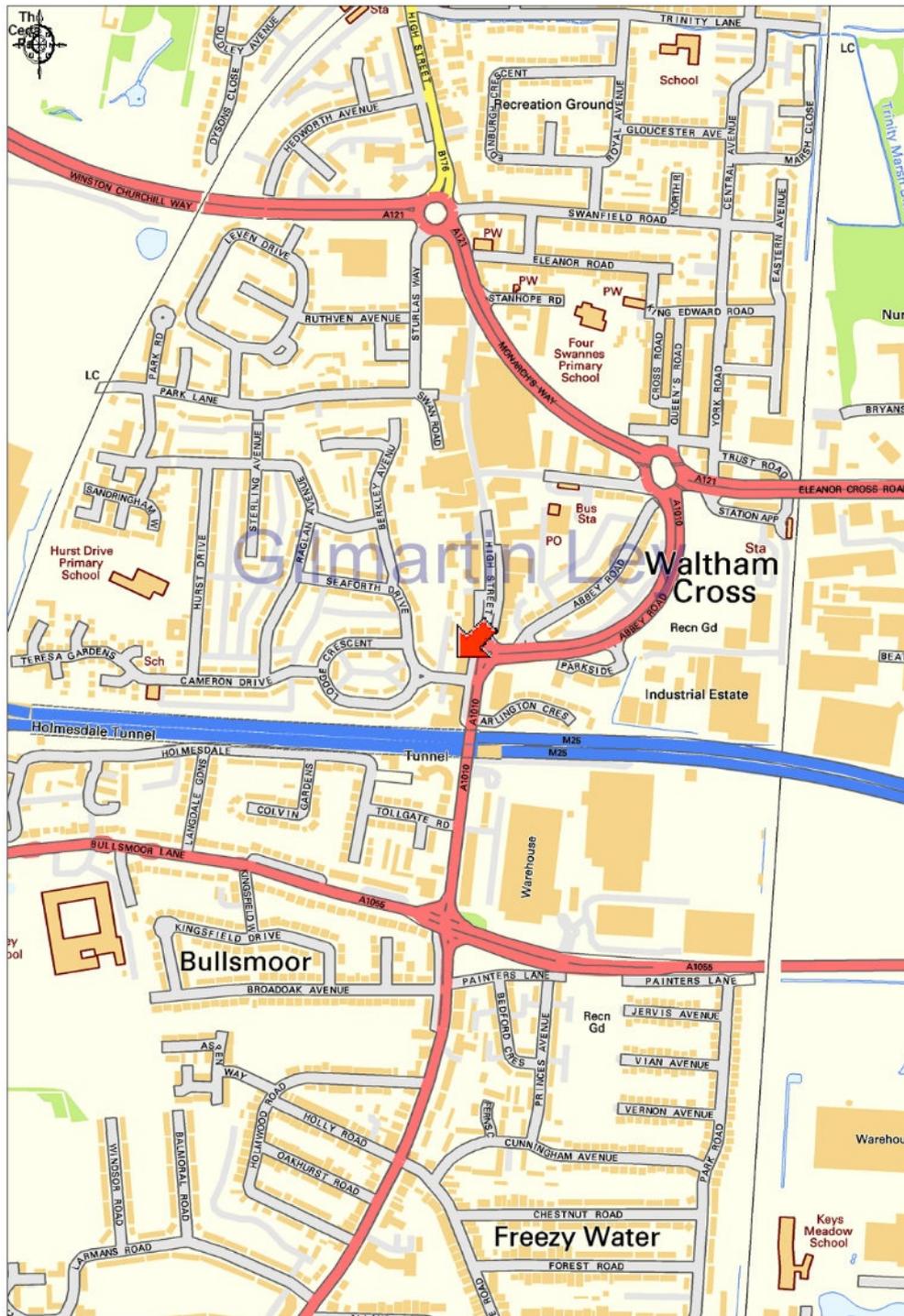


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Our ref: 24990

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



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