



Prominent Triple Unit with Garden To Let Waltham Cross EN8

Suitable for a variety of alternative uses (STPP)

GILMARTIN LEY

41-43 High Street,

WALTHAM CROSS, EN8 7AB



Area

Net Internal Area: 201 sq.m. (2,163 sq.ft.)

Rent

£45,000 per annum (approx. £3,750 monthly) subject to contract



Property Description

The property comprises three intercommunicating retail units at ground floor level, with a net internal area of approximately 201 square metres (2,164 square feet).

The space is predominantly open plan in configuration with a central bar area, and separate male, female and disabled WC facilities.

Externally, there is vehicular access to the rear of the property via a service road off Lodge Crescent which leads to a secured, palisade fenced car park. Two car parking spaces within the car park can be made available separately on an annual licence. In addition, there is a substantial decked garden area to the rear of the unit at Number 43 which was used as a beer garden by the previous occupiers.

The property was previously trading as a late licence bar known as 'Venue' but could be suitable for a number of alternative uses including D1 nursery school.

Please note, a copy of the Premises Licence is available to download from our website.

- > Prominent triple unit with large garden to let on a new lease
- > Suitable for a variety of alternative uses (STPP)
- > Net internal area: 201 sq.m (2,164 sq.ft)
- > Large rear garden: 144.3 sq.m (1,553 sq.ft)
- > Excellent connections via road and rail
- > Junction 25 of the M25 is located 1.1 kilometres (0.67 miles) to the south west
- > Waltham Cross Railway Station is 0.44 kilometres (0.27 miles)
- > Theobalds Grove Station (London Overground) is 0.71 kilometres (0.44 miles)

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground floor	201	2,163	net internal area
Garden	144.30	1,553	



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Property Location

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

Waltham Cross is the most south-easterly town in Hertfordshire in the Borough of Broxbourne. 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. Local occupiers include Barclays Bank, NatWest Bank, Iceland, Sainsbury's, Lidl and Subway, amongst a number of independent retailers, cafés and restaurants.

The location benefits from excellent transport links. Junction 25 of the M25 is located 1.1 kilometres (0.67 miles) to the south-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 0.44 kilometres (0.27 miles) to the east and provides frequent services to London Liverpool Street Station, with journey time of circa 27 minutes. Theobalds Grove Station (London Overground) is 0.71 kilometres (0.44 miles) to the north which provides direct services to Seven Sisters Station, with a journey time of circa 17 minutes.

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

2017 Rateable Value £13000.00

Estimated Rates Payable £2080 per annum

Service Charge p.a. A service charge will be levied to incorporate the cost of the building upkeep, planned preventative maintenance programmes, buildings insurance etc.

Premium Nil

Terms A new fully repairing and insuring lease on terms to be agreed.

Part of the property is elected for VAT.

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

Local Authority: Borough of Broxbourne

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

Further information at: <http://www.gilmartinley.co.uk/properties/28083>
Offer Requirements
Energy Performance Certificate
Lease Plan
Premises Licence

Last Updated: 16 Dec 2020

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Our ref: 28083

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

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OS MasterMap 1250/2500/10000 scale
Friday, February 7, 2020, ID: CM-00858738
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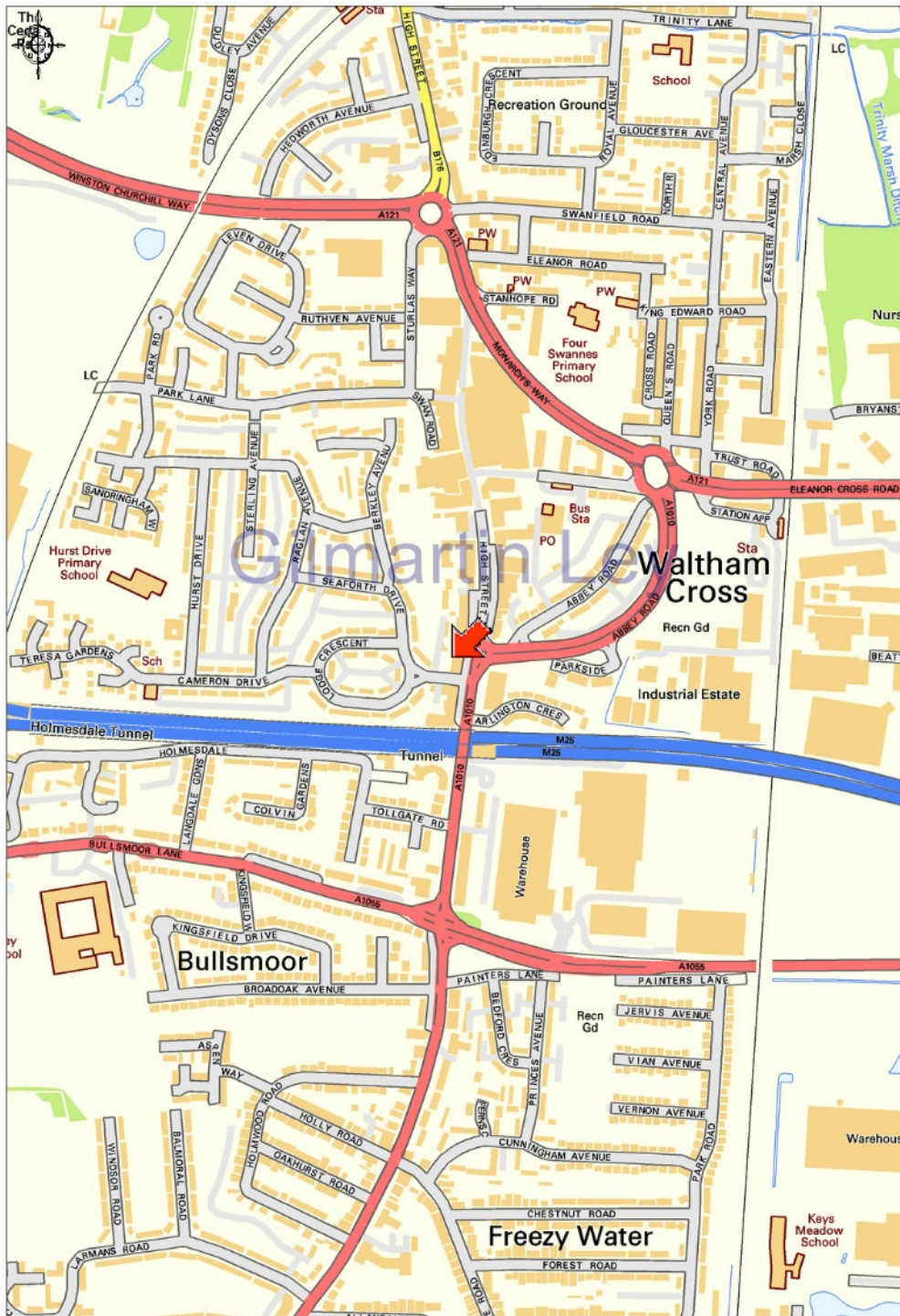


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