

**RESIDENTIAL DEVELOPMENT OPPORTUNITY**



**SITUATION**

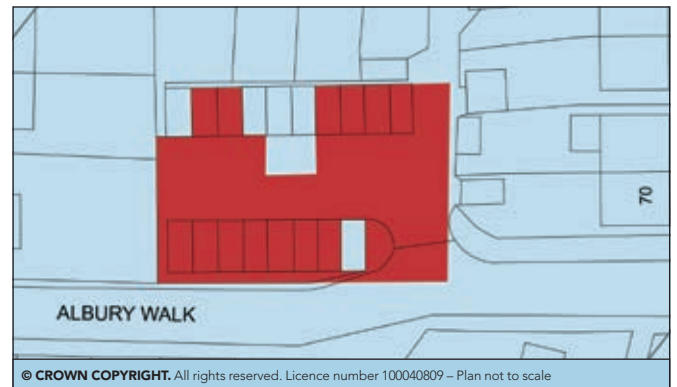
Located in this well established residential area, approximately ½ mile from the busy town centre in which hosts a large variety of shopping facilities such as **Tesco's** and a **Greggs**. Cheshunt Main Line Station is approximately 1 mile distant with a service into London Liverpool Street (27 minutes).  
Cheshunt is located 4 miles north of Enfield and benefits from excellent road links via the M25 (Junction 25) and the A10.

**PROPERTY**

Comprising **13 Garages** located within a courtyard of 18 Garages.  
**The Site Area of the 13 Garages is approx. 0.12 acres.**

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**



**TENANCIES & ACCOMMODATION**

Property	Accommodation	Term	Ann. Excl. Rental	Remarks
12 Garages	Various	Monthly Licences	£4,620	<b>Each garage is let at either £360 p.a. or £420 p.a.</b>
1 Garage	<b>VACANT</b>			

**TOTAL      £4,620 Plus  
1 Vacant Garage**

**Note 1: There may be potential for Residential Development, subject to obtaining possession of the 5 Garages not included in the Freehold and the necessary consents.**

**Note 2: 4 Week Completion.**

**£4,620 p.a. Plus  
1 Vacant Garage**

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS LEIGH**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**JOINT AUCTIONEERS**  
Brasier Freeth LLP, Wentworth Lodge, Great North Road,  
Welwyn Garden City, Hertfordshire AL8 7SR  
Tel: 01707 392080 Ref: S. Scarisbrick Esq

**VENDOR'S SOLICITORS**  
Birketts LLP - Tel: 01245 211 211  
Ref: T. Ford Esq - Email: terry-ford@birketts.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts