



SITUATION

Located close to the junction of Lea Road and Station Road (A121) in this mixed commercial and residential area. The property is within 1 mile east of Waltham Cross town centre and is within 1 mile west of Waltham Abbey town centre.

Waltham Abbey is a suburban market town situated 15 miles north of central London benefitting from excellent road access being within easy reach of the M25 (Junctions 25 and 26).

PROPERTY

A single storey building comprising a **Garage/Workshop** with **Ancillary Reception/Office Accommodation** plus a **Front Forecourt** suitable for parking 4 cars.

ACCOMMODATION

Ground Floor Garage/Workshop

Gross Frontage		34'3"
Internal Width		26'5" (max)
Built Depth		59'9"
Workshop Area	Approx.	1,020 sq ft
Ancillary Area	Approx.	312 sq ft
WC		

Total Floor Area **Approx.** **1,332 sq ft**

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION



Vacant Workshop (Potential Redevelopment Site)

The Surveyors dealing with this property are
John Barnett and **Nathan Schindler**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

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