



## SITUATION

Located close to the junction with Romeland, nearby the **Town Hall** and amongst a variety of independent traders. In addition, the property is approximately 150 yards from **Waltham Abbey Church** which was **built in 1030 and is one of the oldest churches in this part of the country and it is where King Harold is buried.**

Waltham Abbey is just north of the M25 (Junction 26) and is approximately 16 miles north of Central London.

## PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained 2 Bed Flat** on the first floor.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	21'2"
Internal Width	17'3"
Shop Depth	31'2"
Built Depth	38'5"
WC	

### First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC  
(GIA of flat Approx. 648 sq ft)

VAT is NOT applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **R. L. & L. Morrell t/a Abbey Off Licence** for a term of 12 years from 29th September 2014 (**in occupation since 2002**) at a current rent of **£18,000 per annum** exclusive.

**Note 1: The adjacent property (Nos. 21/21a) is also being offered for sale in this auction – see Lot 15.**

**Note 2: Refer to Auctioneers for the video tour of the First Floor Flat.**

**£18,000** per annum

The Surveyors dealing with this property are  
**John Barnett and Elliott Greene**

### Joint Auctioneers

Williamson Dace Brown  
Tel: 020 8886 4407 Ref: Thomas Dace  
Email: thomas@wdbproperty.co.uk

### Vendor's Solicitors

Gisby Harrison Solicitors  
Tel: 01707 878 300 Ref: Franc Cuffaro  
Email: franc.cuffaro@gisbyharrison.co.uk

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'**

