



## 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

An end of terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained 2 Bed Flat** on the first floor. The property includes a rear parking area.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	18'10"
Internal Width	17'0"
Shop Depth	26'0"
Built Depth	38'9"
WC	

### First Floor Flat<sup>1</sup>

Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA of flat Approx. 635 sq ft)

<sup>1</sup>Not inspected by Barnett Ross. Area taken from EPC.

VAT is NOT applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease (excl. flat roof only at rear first floor) to **Ray Harris Design Limited (Kitchen and Bedroom design and installations)** for a term of 10 years from 3rd May 2019 (**in occupation since 2009**) at a current rent of **£14,000 per annum** exclusive.

## Rent Review & Tenant's Break May 2024

**Note: The adjacent property (Nos. 19/19a) is also being offered for sale in this auction – see Lot 14.**

**£14,000** 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'**

