



6 WEEK COMPLETION

**SITUATION**

Occupying a prominent trading position in this attractive Market Square at the intersection with the pedestrianised retailing in Sun Street, adjacent to a **Ladbrokes** and close to such multiples as **Barclays, Lloyds Pharmacy, Co-op** and a **Post Office**. Waltham Abbey is just north of Junction 26 of the M25 being 16 miles north of Central London.

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on first and second floors.

**FREEHOLD**



**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 15'0" Internal Width 12'6" Shop Depth 49'6" Built Depth 52'2" WC	Sharon Dempsey (Hair Salon and Training Academy)	6 years from 23rd August 2013	£15,000	FRI <b>Rent Review and Tenant's Break 2016</b>
First and Second Floor Flat	2 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 5th March 2012	£8,400	AST
<b>TOTAL</b>				<b>£23,400</b>	

**VAT is believed not to be payable in respect of this Lot, but bidders are referred to the Special Conditions of Sale which provide VAT may be payable in certain circumstances.**

**£23,400 per annum**

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

**LAMBERTS** **JOINT AUCTIONEERS**  
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Tel: 02920 660 138 Ref: H. Johnson Esq  
**VENDOR'S SOLICITORS**  
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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