

6 WEEK COMPLETION



SITUATION

Located close the junction with Romeland, almost opposite the **Town Hall** and amongst such traders as **HSBC, Castles Estate Agents, Abbott & English Funeral Directors** and **Medivet**. In addition, the property is approximately 100 yards from **Waltham Abbey Church which was built in 1030 and is one the oldest churches in this part of the country and it is where King Harold is buried.**

Waltham Abbey is just north of Junction 26 of the M25 being 16 miles north of Central London.

PROPERTY

An historic (approx. 500 years old) end of terrace Grade II Listed building comprising a **3 Storey Beauty Salon**.

VAT is NOT payable in respect of this Lot

FREEHOLD

£7,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	11'5"
Internal Width	10'4" (max)
Shop Depth	10'7"
Built Depth	14'9"
WC	

First Floor

Treatment Room Area	Approx 95 sq ft
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Second Floor

Treatment Room Area	Approx 110 sq ft*
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*Area includes part restricted ceiling height

TENANCY

The entire property is let on a full repairing and insuring lease to **Tara Hall as a Beauty Salon** for a term of 2 years from 31st January 2013 (**see Note**) at a current rent of **£7,000 per annum** exclusive.

Note: The lessee has indicated she would consider extending her lease.

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