

RESIDENTIAL DEVELOPMENT OPPORTUNITY



SITUATION

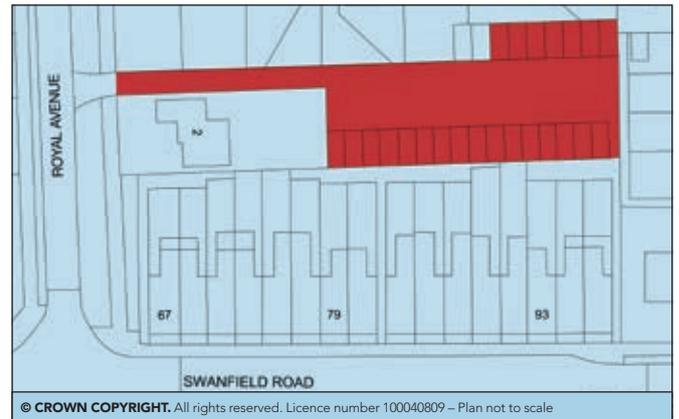
Located in this well established residential area approximately ¼ mile from Waltham Cross shopping centre and Waltham Cross Main Line Station (London Liverpool Street – 27 minutes).
Waltham Cross lies approximately 3 miles north of Enfield and 16 miles north of central London with good road links via the M25 (Junction 25).

PROPERTY

Comprising **23 Lock-Up Garages** located within a courtyard of 24 Garages.
The Site Area of the entire courtyard is approx. 0.2 acres.

VAT is NOT payable in respect of this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Accommodation	Term	Ann. Excl. Rental	Remarks
21 Garages	Various	Monthly Licences	£8,040	Each garage is let at either £360 p.a. or £420 p.a.
2 Garages]	VACANT			

TOTAL	£8,040 Plus 2 Vacant Garages
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Note 1: There may be potential for Residential Development, subject to obtaining possession of the single Garage that is not included with this sale and the necessary consents.

Note 2: 4 Week Completion.

**£8,040 p.a. Plus
2 Vacant Garages**

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

* Refer to Point 9 in the 'Notice to all Bidders' page

JOINT AUCTIONEERS
Brasier Freeth LLP, Wentworth Lodge, Great North Road,
Welwyn Garden City, Hertfordshire AL8 7SR
Tel: 01707 392 080 Ref: S. Scarisbrick Esq

VENDOR'S SOLICITORS
Birketts LLP - Tel: 01245 211 211
Ref: T. Ford Esq - Email: terry-ford@birketts.co.uk

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