



SITUATION

Located in this main pedestrianised retail thoroughfare, adjacent to a **Post Office** and amongst such multiples as **Lloyds Pharmacy**, **The Co-Operative Food**, **TSB** and a host of local traders as well as a shoppers car park close by. Waltham Abbey is just north of Junction 26 of the M25 being approx. 13 miles north of central London.

PROPERTY

An attractive period mid terraced building comprising a **Deep Ground Floor Shop** with separate front and gated rear access to a recently refurbished **Self-Contained Flat** at first and second floor level. The property benefits from a large rear yard with vehicular access and parking for approx. 5 cars.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 26'0" Internal Width 19'3" Shop Depth 34'0" Built Depth 80'4" WC GIA Approx. 928 sq ft	Greggs Plc (Having over 2,000 branches) (T/O for Y/E 29/12/18 £1bn, Pre-Tax Profit £82.6m and Shareholders' Funds £333.9m)	5 years from 27th July 2018 (Renewal of a previous lease – in occupation since 2000)	£15,000	FRI
First and Second Floor Flat	2 Bedrooms, Living Room, Kitchen, Laundry Room, Bathroom/WC GIA Approx. 932 sq ft	Individuals	1 year from 9th November 2019	£13,200	AST £1,250 Rent Deposit held.
				Total: £28,200	



Rear of the Property

£28,200 per annum

The Surveyors dealing with this property are
John Barnett and Zac Morrow

Vendor's Solicitors

Carlsons

Tel: 020 8445 3331 Ref: Gregory Doffman

Email: gregory.doffman@carlsonssolicitors.com

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page