



## SITUATION

Located close to the junction with College Road in the heart of the town centre, adjacent to **Boots Opticians**, diagonally opposite a **Tesco Supermarket**, amongst other multiples such as **Greggs**, **Wimpy** and **William Hill** and a host of established independent traders, all serving the surrounding residential area.

Cheshunt is located 4 miles north of Enfield and benefits from excellent road links via the M25 (Junction 25) and the A10. The property is approximately 1/2 a mile from Cheshunt Station (Weaver Overground Line, Greater Anglia) providing rail services to London Liverpool Street Station.

## PROPERTY

Forming part of a retail parade comprising a **Ground Floor Shop**.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	18'9"
Internal Width	17'6"
Shop Depth	51'0"
Built Depth	60'6"
Sales Area	Approx. 892 sq ft
Store Area	Approx. 115 sq ft
WC	

**Total Area** **Approx. 1,007 sq ft**

VAT is NOT applicable to this Lot

## TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

## TENANCY

The property is let on a full repairing and insuring lease to **Home Depot Pound Saver Limited (with personal guarantor) t/a Local Discount Store (Household Goods) (having 3 branches)** for a term of 12 years from 18th January 2022 (**renewal of a previous lease, in occupation for at least 10 years**) at a current rent of **£22,500 per annum** exclusive.

Rent Reviews January 2026 (not yet actioned) and 2030.

This is a £10,000 Rent Deposit held.

**£22,500** per annum

The Surveyors dealing with this property are  
**Steven Grossman** and **Elliott Greene**

## Vendor's Solicitors

YVA Solicitors  
Tel: 020 8445 9898 Ref: Shamil Patel  
Email: sp@yvasolicitors.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

