

RETAIL PREMISES – UNIT 3, 6 ELEANOR CROSS ROAD, WALTHAM CROSS EN8 7LA



PRIME RETAIL UNIT WITH EXTENSIVE 1ST ANCILLARY OFFICES AND STORAGE

1200 SQFT RETAIL SPACE AND 1200 SQFT OF OFFICES/STORES

LOCATION: Waltham Cross is 12 miles from the City of London and immediately north of the M25 motorway, forming part of the Greater London Urban Area and London commuter belt. The property is located close to the heart of the town centre and benefits from being opposite the entrance to the Pavilions Shopping centre.

DESCRIPTION: The unit comprises of both the ground and first floor. The ground floor features an extensive retail area which also features a disabled toilet and kitchenette. The first floor currently features extensive store rooms but could also be utilised as offices.

020 7522 8500

Floor	Description	Sq Ft	Sq M
Ground	Retail	1,200	111.48
First	offices	1,200	111.48
Total		2400	222.96

SPECIFICATION:

- Rear Yard Access
- Prominent Trading Position
- Modern Building
- 24 hour access
- Fully Glazed Front
- Disabled Facilities
- Kitchen Installed
- One Car Park Space

TERM: A new lease direct from the Freeholders, for a term by arrangement.

RENT: Guiding £30,000.00 per annum exclusive of all outgoing and VAT.

SERVICE CHARGE: Service charge payable to communal repairs to the property.

BUSINESS RATES: Approximately £13,046 per annum for the current year.

POSSESSION: Available now.

EPC RATING: C-73

LEGAL COSTS: Each party to be responsible for their own legal costs.

VIEWINGS: Strictly via sole letting agents **MELLERSH & HARDING**

Jonathan Hickman
020 7522 8545
jhickman@mellersh.co.uk