



Location

Waltham Cross is a town in the Borough of Broxbourne, Hertfordshire, located approximately 12 miles north of central London. The town is situated just off the M25 between junctions 25 and 26, providing easy access into the town centre.

Nearby occupiers include **EE, KFC, Royal Mail, Boots, Poundland, Vodafone and HSBC.**

Description

The premises are arranged over ground, first and second floors providing the following approximate internal floor areas:

Floor	Sq m	Sq ft
Ground	675.1	7266.72
First	71.96	774.57
	747.06	8041.29

Passing Rent

£52,500 pax

Lease Terms

Available by way of an assignment of the existing lease due to expire on 16/12/2029 with a break date of **16/12/2024.**

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business rates

We understand that the property is assessed as follows:

Rateable value 23/24:	£43,750
UBR 23/24:	£0.499
Rates Payable:	£21,831.25

Interested parties may benefit from rates relief if applicable. Interested parties should carry out their own investigations.

Service charge

£45,000 pa

EPC

An EPC rating assessment of E-117 has been given. A certificate can be made available.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our A Sainsbury's / Argos disposals.

<https://sainsburysproperties.co.uk/>

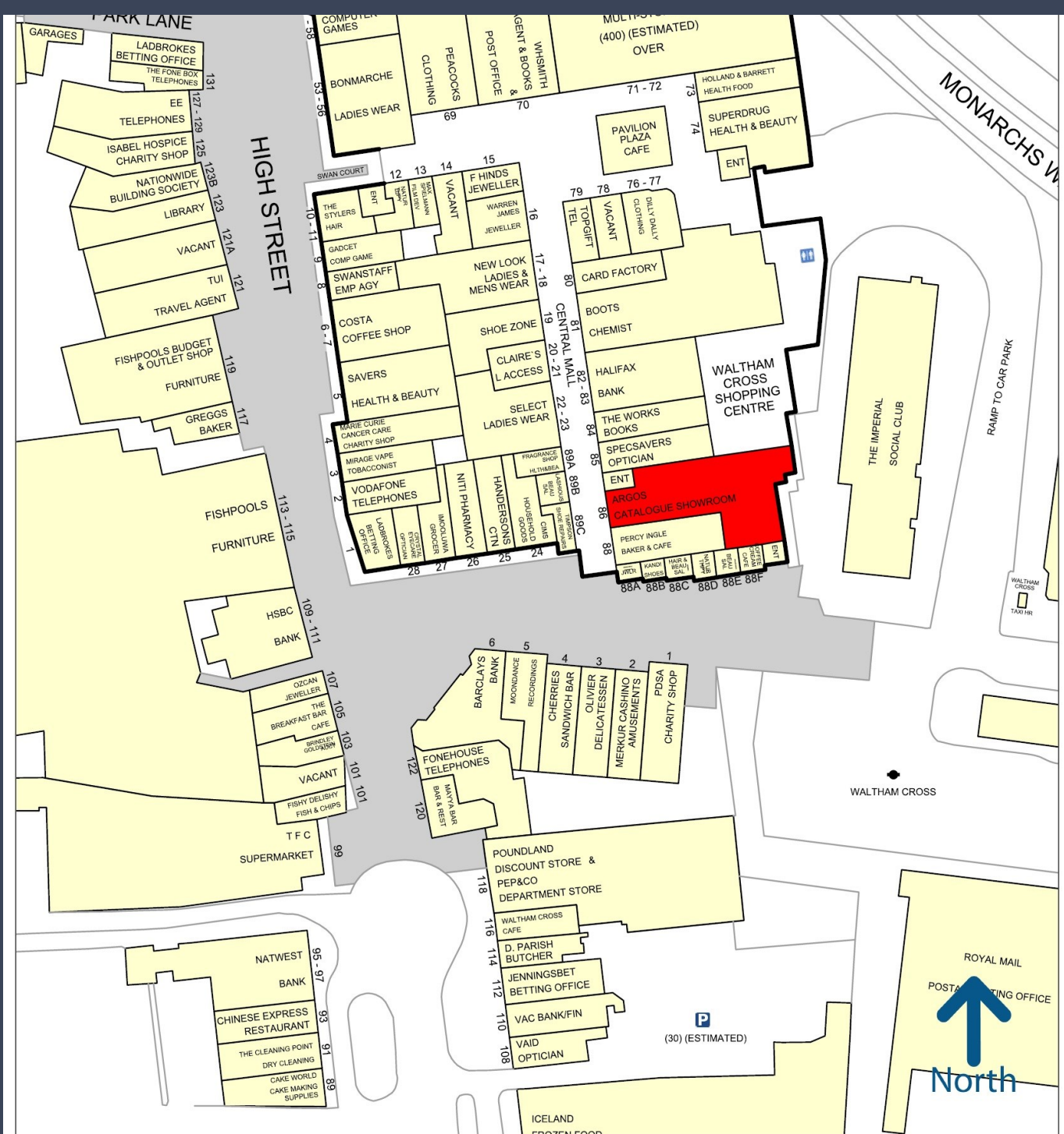
For further information please contact:

Dan Kent
+44 (0)7711 420 604
Dan.kent@avisonyoung.com

Rob Fraser
+44 (0)7894 605 513
Rob.fraser@avisonyoung.com

Lewis Sinclair
+44(0)7908 227 966
lewis.sinclair@avisonyoung.com

08449 02 03 04
avisonyoungretail.co.uk



Experian Goad Plan Created: 31/01/2022
Created By: Avison Young



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Visit us online avisonyoungretail.co.uk

22 Ganton Street, London W1F 7FD

© Avison Young (UK) Limited. All rights reserved.

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

4) All prices quoted are exclusive of VAT.

5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

April 2023

**AVISON
YOUNG**