

FOR SALE

FREEHOLD INVESTMENT PROPERTY



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CHESHUNT

 19 College Road, Cheshunt, Hertfordshire EN8 9LS

Price £300,000



Property Type

MIXED USE



Size

1,465 FT²



Tenure

FREEHOLD



Borough

CHESHUNT



Planning Granted

NO



Existing Use

CLASS E

Tenanted



YES

Local Train Stations



Cheshunt (0.5 miles)
Theobalds Grove (0.7 miles)
Waltham Cross (1.2 miles)

Local Amenities



Waltham Cross (1.2 miles)
Shopping Centre (2.0 miles)
Lee Valley White (2.4 miles)

VAT Applicable



NO

Rateable Value

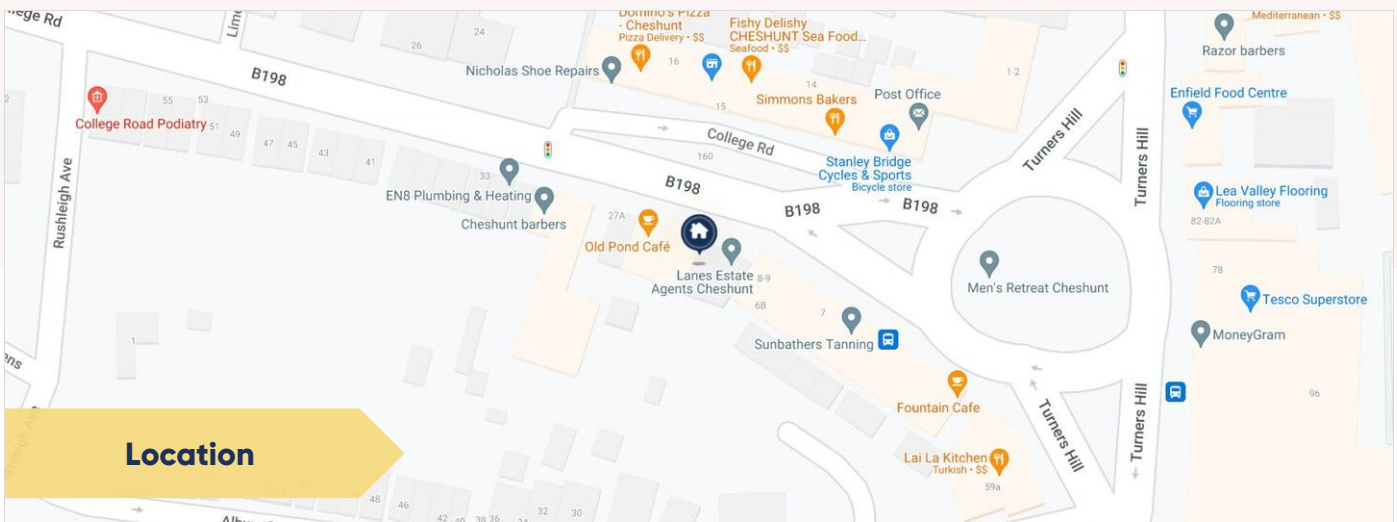


£15,000

EPC



C



Additional Information

Cheshunt is a town in the Borough of Broxbourne located 13 miles (19 km) north of central London. In the south-eastern corner of Hertfordshire, it borders Waltham Cross to the south and Waltham Abbey to the east.

Waltham Cross enjoys excellent transport connectivity, with direct rail links to London Liverpool Street and Stratford via the London Overground and Greater Anglia services. Additionally, it is well-served by major roads including the M25 and A10, facilitating easy access to surrounding areas.

Size & Location

The site is located on a secondary shopping parade on the south side of College Road. The north side of College Road occupies a stronger pitch with on-street parking and surface car parking located on the same side respectively.

The majority of neighbouring retailers are independent except for an urban Tesco supermarket.

The Ground floor measures 907 sqft and first floor area is approximately 560 sqft. Access to the first floor is achieved at the rear of the site through the Ground floor.

Planning & Tenancies

The Ground floor is leased to Ladbrokes Betting & Gaming Limited. The lease originally commenced on 16 Oct 2012 until 15 Oct 2022 at a rent of £13,500 per annum (£30.50 ITZA / sqft).

A revisionary lease was signed 15th April 2014 extending the term until 15 May 2029.

ACCOMMODATION SCHEDULE

FLOOR	SIZE (SQM)	SIZE (SQFT)
Ground Floor	84	907
First Floor	52	560
TOTAL : 2	136	1467

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Commercial Property, Expertly Done



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