

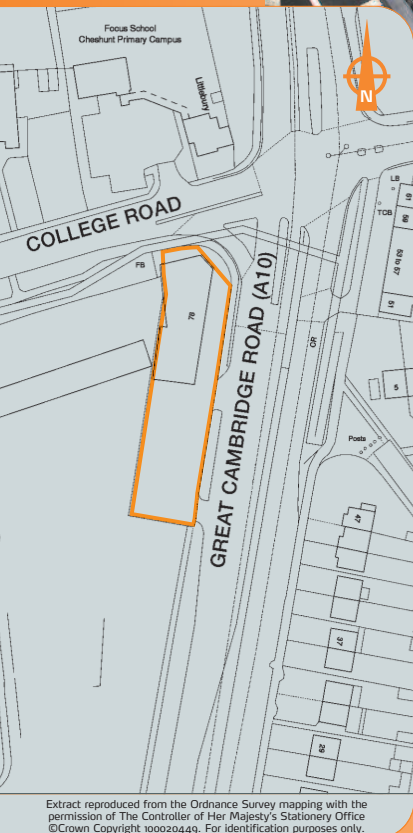
lot 36

**Motor Trade and Car Wash Site, 78 Great Cambridge Road (A10)
Cheshunt, Waltham Cross, Hertfordshire EN8 8PA**

Rent
£70,000
per annum
exclusive

Prominent Freehold Motor Trade Investment

- Let until 2020
- Prominent frontage on the busy Great Cambridge Road (A10)
- Approximately 1 mile north of the M25
- Approximate site area of 0.14 hectares (0.35 acres)
- Redevelopment potential (subject to consents)



Location

Miles: 14 miles north-east of the City of London
Roads: A10, M25 (Junction 25), M11, A1 (M)
Rail: Cheshunt Railway Station
Air: London Stansted, London Luton and London City Airport

Situation

The property is situated in a highly prominent trading position on the busy Great Cambridge Road (A10) at its junction with College Road. Great Cambridge Road (A10) is an important and busy arterial route from the City of London to Cambridge.

Description

The property comprises a site of approximately 0.14 hectares (0.35 acres) upon which is a substantial car sales forecourt and a retail/workshop unit and a car wash building. The property may be suitable for redevelopment (subject to consents).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Motor Trade	169.07 sq m (1,819 sq ft)	CHRISTODOULOS SOCATOUS	6 years from 10/10/2014 on a full repairing and insuring lease	£70,000	10/10/2017
Totals		169.07 sq m (1,819 sq ft)			£70,000	

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Buyer's Legal Report Service

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See: **www.acuitus.co.uk** for further details



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