

lot 24

1, 2, 8 & 9 Clayton Parade, Turners Hill Cheshunt, Waltham Cross, Hertfordshire EN8 8NQ

Rent
£53,940
per annum
exclusive

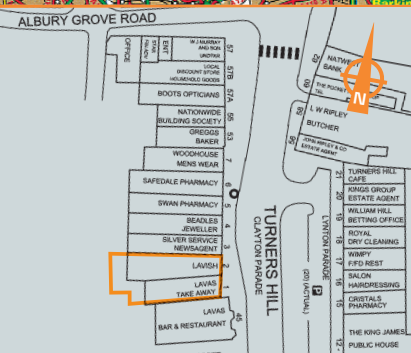
Freehold Retail & Residential
Investment

- Comprises two retail units and 4 residential flats let on ASTs
- Popular commuter town 16 miles from Central London served by the A10, M11 and M25 and 25 minutes via rail to London Liverpool Street

- Nearby occupiers include Tesco Metro, Boots Optician, JD Wetherspoon and Greggs
- VAT free investment

On behalf of
Receivers

CBRE



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Location

Miles: 16 miles north of Central London
Roads: A10, M11, M25
Rail: Cheshunt Railway Station
Air: London City Airport, London Stansted Airport

Situation

Cheshunt is a popular commuter town some 16 miles north of Central London and served by the A10 and M25. The property is situated on the west side of Turners Hill in Cheshunt town centre. Nearby occupiers include Tesco Metro, Boots Optician, JD Wetherspoon and Greggs.

Description

The property comprises two ground floor retail units with 4 self-contained one bedroom residential flats over first and second floors accessed from the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
1	Ground	Retail/Ancillary	89.47 sq m (963 sq ft)	INDIVIDUAL (t/a Lava's)	15 years from 24/06/2013 until 23/06/2028	£13,500	24/06/2018 24/06/2023 (23/06/2028)
2	Ground	Retail/Ancillary	88.78 sq m (956 sq ft)	INDIVIDUAL (t/a Lavish)	16 years from 06/12/2004	£11,000	06/12/2012 06/12/2016 (05/12/2020)
8a	First	Residential	1 Bedroom Flat	INDIVIDUAL	AST - 6 months from 15/06/2015	£7,800	Holding over
8b	First	Residential	1 Bedroom Flat	INDIVIDUAL	AST - 12 months from 07/12/2005	£7,080	Holding over
9a	First	Residential	1 Bedroom Flat	INDIVIDUAL	AST - 12 months from 16/01/2011	£6,760	Holding over
9b	First	Residential	1 Bedroom Flat	INDIVIDUAL	AST - 12 months from 23/12/2015	£7,800	(22/12/2016)
Total Commercial Area			178.25 sq m (1,919 sq ft)			£53,940	

NB The Assured Shorthold Tenancy rents have been annualised.

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

DENTONS

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