

## 6 Market Square Waltham Abbey, Essex, EN9 1DN

lot 40

### Freehold Bank Investment

- Let to Barclays Bank Plc until 2028 (subject to option)
- Prominent position fronting Market Place
- Attractive Essex town immediately north of the M25
- Nearby occupiers include Co-operative Food, Lloyds Pharmacy, Post Office and Ladbroke's

Rent  
£18,500 per  
annum  
exclusive



### Location

Miles: 15 miles north-east of the City of London  
Roads: M25 (Junction 25), M11, A10  
Rail: Waltham Cross Railway Station  
Air: London Stansted, London Heathrow, London Luton and London City

### Situation

Waltham Abbey is an attractive Essex town situated in the Lea Valley, some 15 miles north-east of the City of London. The M25 is some 1.3 miles to the south and Cheshunt and the A10 is some 2 miles to the east. The property is situated in a prominent position fronting Market Square and at the junction of pedestrianised Sun Street and Church Street. The town's 100 space public car park is some 100 metres away. Nearby occupiers include Co-operative Food, Lloyds Pharmacy, Post Office and Ladbroke's.

### Description

The property comprises a ground floor banking hall with office and ancillary accommodation on the first floor.

### 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/ (Reversion)
Ground	Banking Hall	87.96 sq m (947 sq ft)	<b>BARCLAYS BANK PLC</b>	20 years from 19/05/2008 until 2028 on a full repairing and insuring lease (3)	£18,500	29/09/2017 and five yearly
First	Office/Ancillary	34.08 sq m (367 sq ft)				
<b>Totals</b>		<b>122.04 sq m (1,314 sq ft)</b>			<b>£18,500</b>	

(1) For the year ending 31st December 2015, Barclays Bank Plc reported pre-tax profits of £2,841,000,000, and a total net worth of £43,108,000,000 (Source: www.riskdisk.com 01/06/2016).

(2) The lease provides for a tenant option to determine the lease on 19th May 2023.

(3) The lease is subject to a Schedule of Condition.

### For further details please contact:

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### Buyer's Legal Report Service:

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### Seller's Solicitors:

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