

Warehouse / Trade Counter Investment

FOR SALE

999-year lease from Dec 1996

- Ground Floor Only
- Prod. £14,000 pax + VAT
- Tenancy At Will Arrangement
- 107.19 m² (1,153.78 ft²)
- Attractive Investment

Sale Price £185,000 + VAT (7.5% NIY)

Unit 32 Hillgrove Business Park,
Nazeing Road, Waltham Abbey EN9 2HB



Location

The Hillgrove Business Park is situated in the heart of the Lea Valley fronting the B194 Nazeing Road approximately one mile from its junction with the B1170 (Broxbourne High Road) which offers subsequent A10 connections at Wormley and/or Hoddesdon.

The M25, junction 25, is just 6 miles to the South and the A414 3 miles to the North from where there are Eastward M11 connections at Harlow and Westward A1(M)/M1 connections at Hatfield and beyond.

Broxbourne British Rail Station is within one mile's distance, offering a London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections. London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.

Accommodation

Arranged entirely at ground floor level comprising a light industrial/storage/ showroom/trade counter style premises with a roller shutter access point and glazed shop front style panel frontage.

- Width 7.3 m² (28.47 ft)
- Depth 14.43 m² (84.35 ft)
- **Total Size 107.19 m² (1153.78 ft²)**

Tenancy

Held on a tenancy at will at £14,000 pax

Tenure

999 Years from Dec 1996

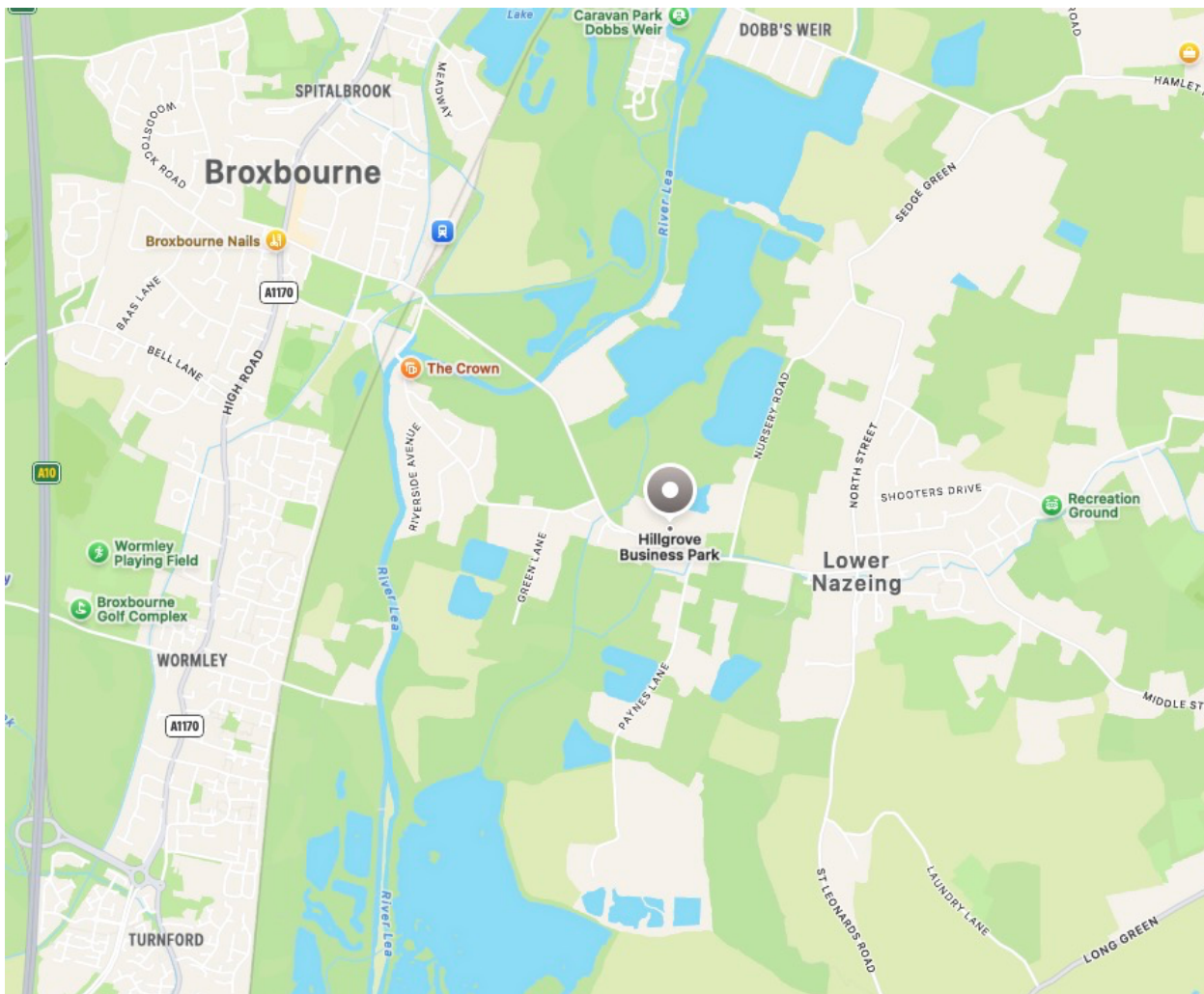
Price

Guiding at £185,000 pax + VAT (7.5% NIY)

Legal Costs

Each party to pay for their own legal costs.





Reference & Credit Checks

A charge of £350 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not the Landlord accepts them.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

Viewing Highly Recommended

Strictly by appointment via sole Agents

Jason Grant

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