

TO LET
83A HIGH STREET
WALTHAM CROSS EN8 7AF



PROMINENT RETAIL/OFFICE BUILDING

**Ground Floor approximately 1,171 sq ft (109 sq m)
plus First Floor approximately 1,199 sq ft (111 sq m)**

(May divide)

Please refer to the important notices overleaf

01279 620 200

dww.co.uk

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:

- These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the properties in reliance upon them;

- No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
- All prices quoted in these particulars may be subject to VAT in addition, and
- Derrick Wade Waters Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars;
- All quoting rents, prices and terms are expressed subject to contract;
- In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters."

DESCRIPTION:

The Property comprises a self-contained, two-storey retail/office building previously occupied by Bairstow Eves as an estate agency office at ground floor with administrative offices above. The property benefits from a glazed frontage to the High Street of c.23' 3" (7.13m) together with a glazed return of 11' 9" (3.58m) to the access road to the town's main surfaced car park.

The ground floor is in an open plan format with a level floor throughout and a floor-to-ceiling height of 8' (2.44m).

The first floor offices are either accessed from the ground floor or independently from the courtyard to Regent Gate at the rear. The offices provided a mixture of open plan and cellular accommodation including a meeting room. There is also a staff kitchen.

LOCATION:

The Property is prominently located within the non-pedestrianised part of the High Street, Waltham Cross. Occupiers within the immediate vicinity include Nat West, Poundland, and JD Wetherspoons.

Waltham Cross is situated on the borders of the Borough of Broxbourne with the London Borough of Enfield. The town benefits from a mainline station within walking distance of the premises, which serves London Liverpool Street via Tottenham Hale (Victoria line). The M25 is within c.2 miles of the subject premises giving access to the national motorway network.

ACCOMMODATION:

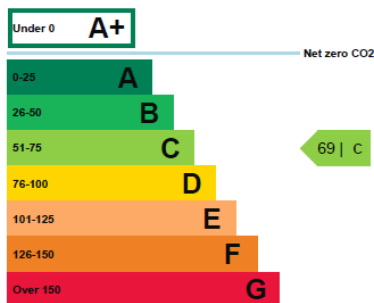
The following are approximate Net Internal Areas measured in accordance with RICS Code of Measuring Practice:

Ground floor	1,199 sq ft	111 sq m
First floor offices	1,163 sq ft	108 sq m
First floor kitchen	36 sq ft	3 sq m
Total	2,398 sq ft	222 sq m

FEATURES:

- Extensive glazed frontage
- Well-configured ground floor layout
- Modern first floor office accommodation
- Air conditioning
- Kitchen
- Male and female WCs
- 4 allocated car parking spaces
- Time-limited free on-street parking close by
- Large level surface public car park to the rear

EPC:



A21015/Apr-21

IMPORTANT NOTES FOR INTERESTED PARTIES

- *Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority Borough of Broxbourne 01992 785555).
- *Rates. Applicants are referred to the Local Billing Authority (Borough of Broxbourne 01992 785555) to satisfy themselves as to their likely rates liability.
- *VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- *Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- *Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- *Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- *Please refer to the misrepresentation clause at the top of this page.

TERMS:

The property is available to let on new fully repairing and insuring lease, for a term of years to be agreed.

RENT:

On application

RATES:

According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £20,250.

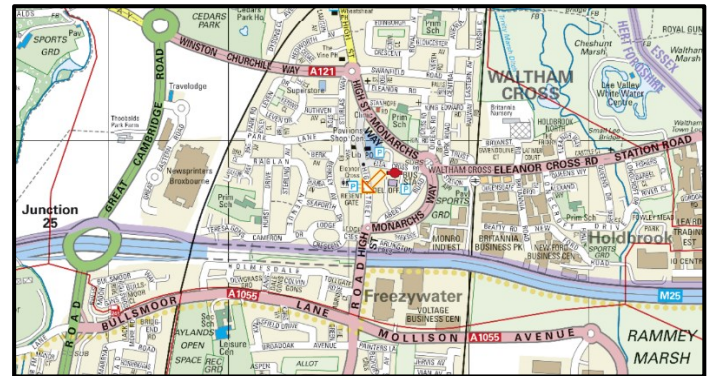
Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.

SERVICE CHARGE:

There is a service charge in respect of the external common parts to Regent Gate. The service charge for the current year is £2,790.

LEGAL COSTS:

Each party to bear their own legal costs incurred in the transaction.



FURTHER INFORMATION:

For further information or to arrange an inspection of the Property, please contact the lessor's sole agents:

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