Derrick Wade Waters

11 Regent Gate, 83 High Street, Waltham Cross, EN8 7AF

Office For Sale | Price on application | 1,614 sq ft

Self contained offices located in a central location close to Waltham Cross High Street

www.dww.co.uk

Derrick Wade Waters

11 Regent Gate, 83 High Street, Waltham Cross, EN8 7AF

Summary

- Price: Price on application
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is under two assessments totalling £23,150. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- Service charge: On application - TBC
- VAT: Not applicable - TBC
- Legal fees: Each party to bear their own costs
- EPC: D

Further information

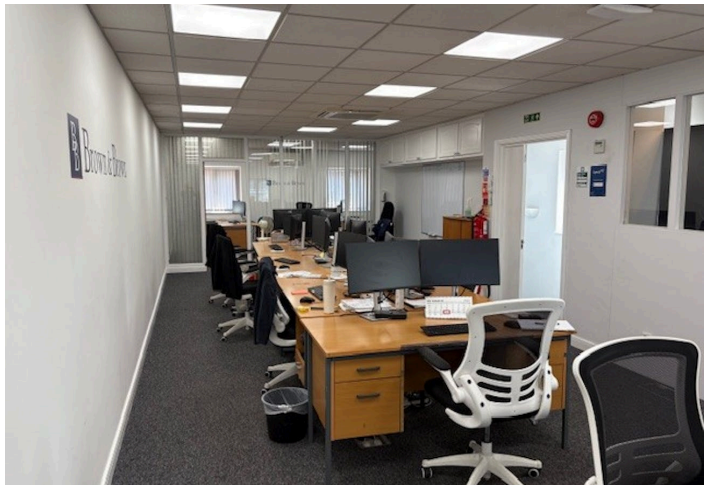
- View details on our website

Contact & Viewings

Simon Beeton
01279 620225 | 07976 523 373
scb@dww.co.uk

Elizabeth Finch
01279 620 222 | 07375 405 086
ef@dww.co.uk

www.dww.co.uk



Key Points

- Self contained
- 4 car parking spaces
- Gas fired heating
- Income producing until February 2027
- Residential conversion potential
- Gross internal floor area 982 sq ft

Description

The property comprises a two storey purpose built office forming part of a courtyard development of similar buildings. The property provides open plan offices at both ground and first floor levels. At ground floor level there are two W/Cs and a tea making station. Four car parking spaces are reserved for the property.

Location

The property is situated on the High Street, Waltham Cross to the south of Eleanor Cross Road. Waltham Cross offers a wide range of national and local retailers, service providers and eateries. Waltham Cross railway station is within easy walking distance of the property. The town is situated just to the east of the A10 which intersects with the M25 at Junction 25.

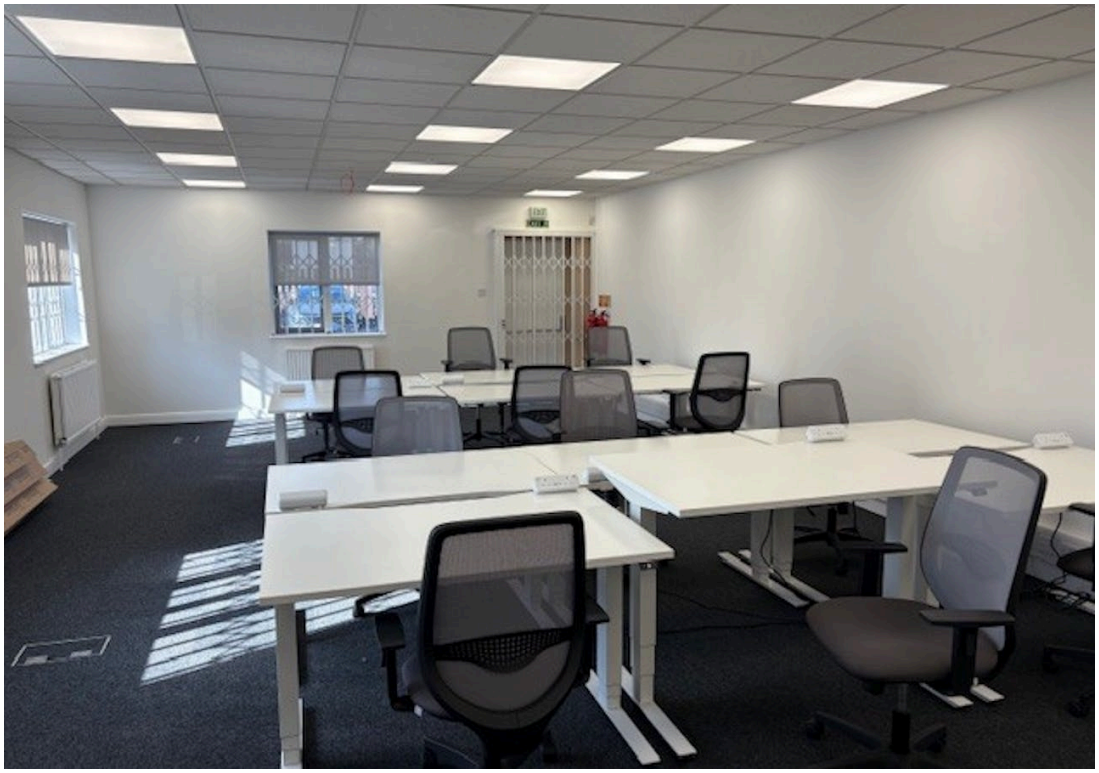
Accommodation

Name	sq ft	sq m
Ground	642	59.64
1st	972	90.30
Total	**1,614**	**149.94**

Terms

The property is for sale freehold subject to an existing tenancy which expires in February 2027. The lease is "Act Excluded" and thus the tenant will have no automatic right to renew at the end of the term. Further details on request.

Planning

The property is suitable for a wide range of uses within Class E including offices. A number of buildings within the courtyard development have been converted to residential flats. The adjoining terrace is 3 storey.

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:
(i) 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;
(ii) 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 property in reliance upon them;
(iii) 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;
(iv) All prices quoted in these particulars may be subject to VAT in addition, and
(v) 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;
(vi) All quoting rents, prices and terms are expressed subject to contract;
(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist' 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."