



Former Britannia Motors Unit

3 Britannia Road, Waltham Cross, EN8 7NY

Industrial/warehouse unit with forecourt and rear yard

10,204 sq ft
(947.98 sq m)

- Prominent location
- Clean span to each workshop
- Close to amenities
- Spray booth (not tested/can be removed)

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Summary

Available Size	10,204 sq ft
Rent	Rent on application
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £41,750 from April 1st 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand transitional relief may be available.
Service Charge	Not applicable
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a detached industrial/warehouse building formed in 2 bays. There is a further storage area at ground floor and offices at first floor. There is forecourt parking and a rear yard. For many years the property has been used for the maintenance, repair and restoration of classic cars although it is suitable for a range of uses.

Location

The property is situated in a prominent location in Britannia Road close to its junction with Eleanor Cross Road and within close proximity to Gates Ford and Bristol Street Motors (Vauxhall). Waltham Cross railway station is circa 5 minutes walking distance as is Waltham Cross town centre with its national and local retailers, service providers and eateries. Waltham Cross is situated just east of the M25 access to which is available at Junction 25 (Enfield) and Junction 26 (Waltham Abbey).

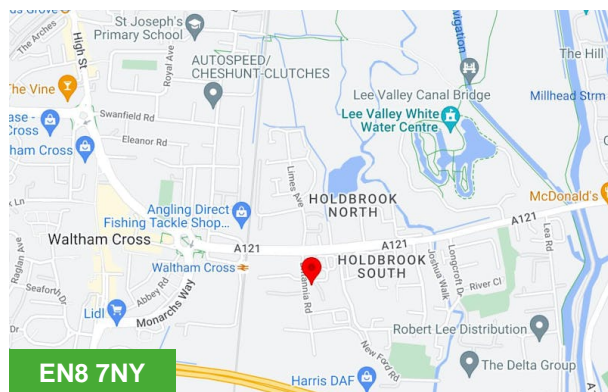
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Bay 1	6,803	632.02
Ground - Bay 2	2,626	243.96
Ground - Stores	241	22.39
1st - floor office	534	49.61
Total	10,204	947.98

Terms

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



Viewing & Further Information



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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
- Rates. Applicants are referred to the Local Billing Authority 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 below

MISREPRESENTATION CLAUSE

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(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's 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." Generated on 04/04/2024