

FREEHOLD SHOP & RESIDENTIAL UPPER PART FOR SALE



SUN STREET, WALTHAM ABBEY, EN9 1EE CIRCA 400 SQ.FT (37.16 SQ M)

Location:

Situated in the pedestrianised section of Sun Street, adjacent to Greggs (Bakers) and close to the Post Office.

Description:

Comprising a shop plus self-contained 2-bed flat, and currently trading as a Sun Bed Centre/Tanning Centre, but thought suitable for a variety of trades and uses.

The flat is arranged over first and second floor and is separately entered from the rear of the premises.

*The premises is being sold vacant but could include all the sun bed equipment if required at an additional cost of £20,000.

Areas:

Internal width 15' narrowing to 6' 9" at rear.
Depth 55' 9"
Total area circ 400 Sq ft
Area includes WC/Kitchen area.

Terms: Available Freehold @ £360,000, which includes the sun bed and all stock.

Business Rates: Borough of Epping Forest - £3,685.20 payable for 2007/8. Interested parties should make their own enquiries via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Viewing: By appointment only via Sole Agent
Claridges Commercial – 0845 205 0007