

**RAPLEYS**

PRIME MOTOR DEALERSHIP / REDEVELOPMENT OPPORTUNITY

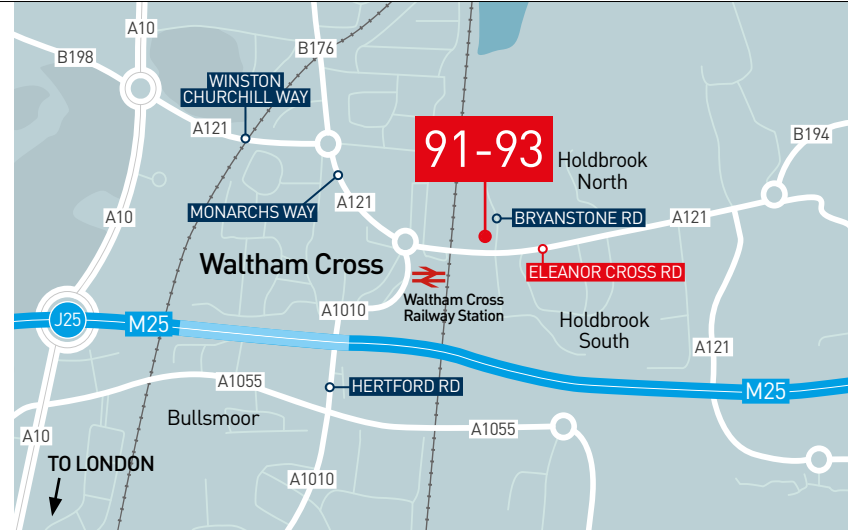
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ELEANOR CROSS ROAD  
WALTHAM CROSS / EN8 7JW



**FOR SALE**

- Prime Dealership Facility
- Very low site coverage
- Prominent corner position on A121
- Waltham Cross Station – 200m west
- Suitable for redevelopment for a variety of uses, subject to planning
- 846.30 sq m (9,110 sq ft) on 0.683 hectare (1.69 acres)



## LOCATION

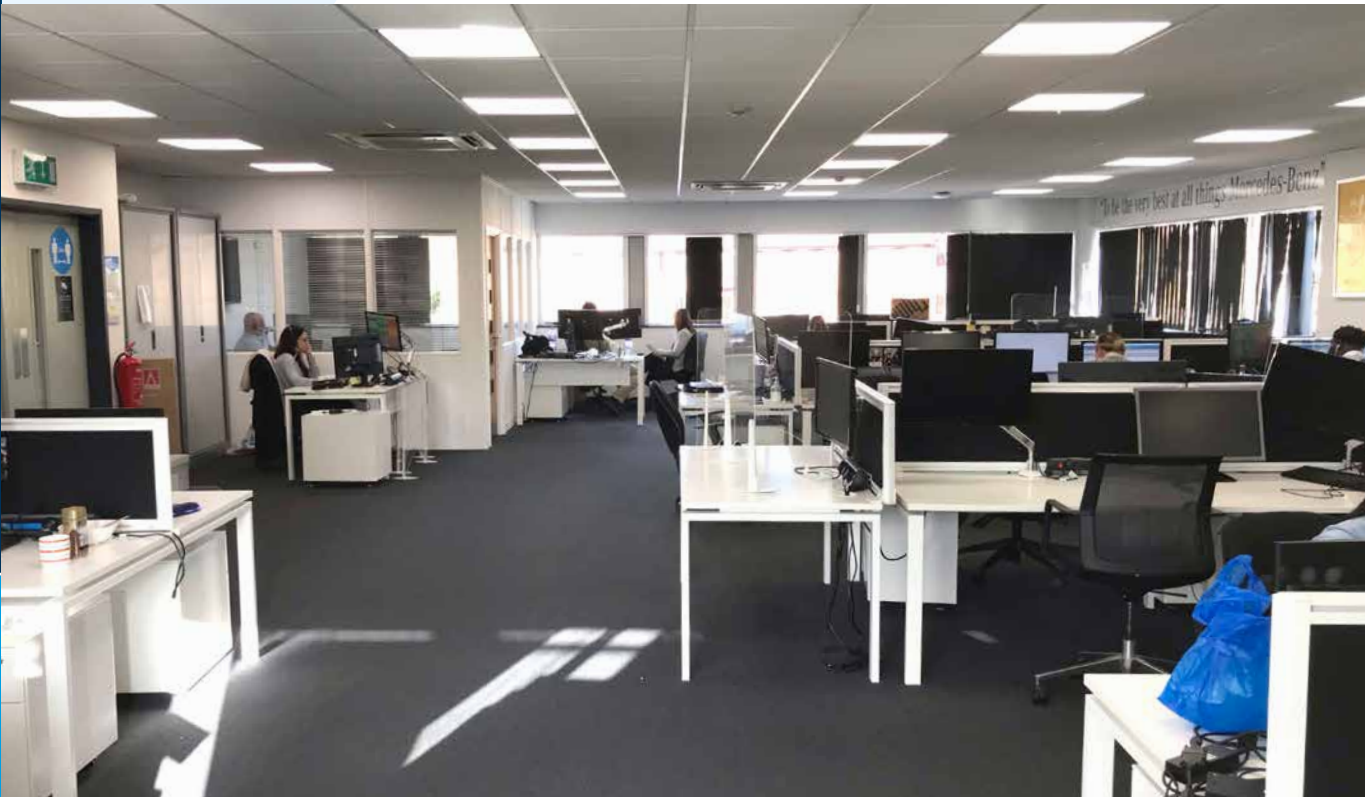
The property sits in a prominent position fronting the A121 Eleanor Cross Road, approximately 0.5 mile east of the centre of Waltham Cross, an accessible commuter town 12 miles north of Central London.

The surrounding area comprises a mix of high density and suburban housing, interspersed with commercial estates including Stirling Business Park opposite. Occupiers in the vicinity include Bristol Street Vauxhall opposite, Medlock Electrical Distributors and Topps Tiles / Wolseley on a small trade estate a short distance west.

The property fronts the eastbound carriageway of the A121 which is a dual carriageway at this point leading east to Junction 26 of the M25, some 3.5 miles distant, and 2.5 miles west to the A10.







## DESCRIPTION

The property comprises a steel framed commercial building consisting of offices, a workshop and ancillary accommodation with an additional valeting / storage building at the rear of the site.

The office areas sit at both ground and first floor level on the southern side of the building. They are fitted to a good standard with a mix of carpeted and tiled flooring, glazing to the road frontage and suspended ceilings with recessed lighting and air conditioning units. Separate male and female WC's and a kitchenette sit to the rear at both levels.

The workshop and parts areas occupy the majority of the building and comprise eight workbays in total with access via nine separate roller shutter doors. Fittings include a painted concrete floor, LED lighting and heating by strip heaters and warm air blowers, with ancillary area to the side.

At the rear of the site is a standalone steel framed valeting facility which is of basic construction and accessed via three separate roller shutter doors. Internally, fittings include an unpainted concrete floor, halogen box lighting and warm air blowers.

The remainder of the site is laid to tarmac and the perimeter is secured by steel mesh fencing with palisade to the rear.

There are two additional leased compounds at the rear of the site which can be taken with the property.

## ACCOMMODATION

	Sq m	Sq ft
Offices / reception	182.77	1,967
Ancillary	48.42	521
Workshop / parts	295.86	3,185
FF Offices	118.35	1,274
FF Parts	28.25	304
Valeting Building	172.65	1,858
<b>TOTAL</b>	<b>846.3</b>	<b>9,109</b>
Total Site Area	0.63 Hectares	1.69 Acres

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

## TENURE

The majority of the site is held freehold, with part of the site edged blue on the plan below held on a long lease at a peppercorn rent with 66 years remaining.

There are two additional compound leases which are also available and these are cross hatched green on the plan below. The rents passing on these compounds total £9,795 pa.

## RATING

Car Showroom and Premises.  
**£182,000.**

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## TERMS

Offers invited but unconditional offers preferred.

## EPC

Energy Performance Asset Rating - TBC.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## VIEWING

All viewings to be arranged via the sole selling agents.

### Daniel Cook

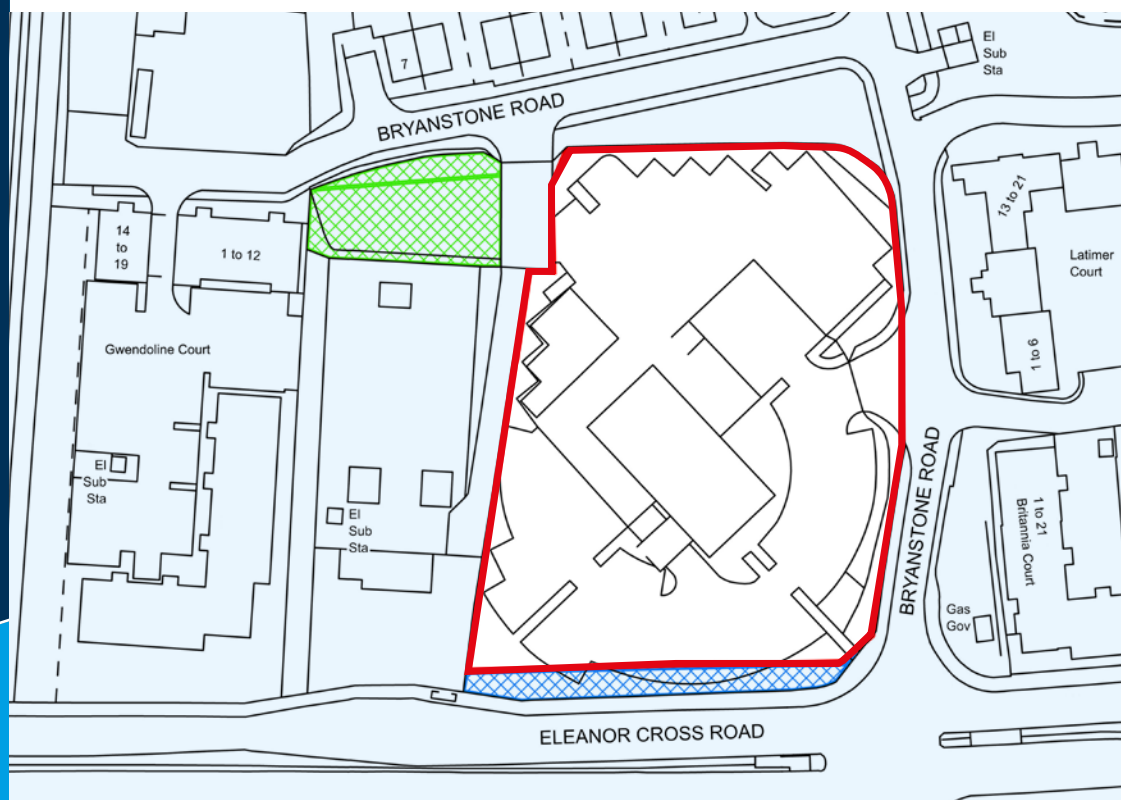
daniel.cook@rapleys.com  
07795 660 259

### Callum Dickinson

callum.dickinson@rapleys.com  
07881 910 312

**RAPLEYS**

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