

FOR SALE

£480,000 Freehold



**WOODHOUSE**  
PROPERTY CONSULTANTS

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## ABOUT THE PROPERTY

This freehold building is situated on Crossbrook St, ideally situated between both Waltham Cross and Cheshunt. This makes the building within walking distance of two BR stations - Theobalds Grove and also Cheshunt with its direct route to Liverpool St.

Both the shop and flat are let - the former bringing in £1,000pa on a FR & I lease and the flat is currently let on a AST at £950pcm.

Contact Woodhouse today to discuss further and arrange a viewing.

## FEATURES

- Freehold Commercial Investment
- Lock Up Shop with 2-Bed Flat on 1st floor
- Annual income £23,400
- Walking distance to TWO mainline stations and local amenities
- Located between Cheshunt and Waltham Cross

## ROOM DESCRIPTIONS

### Dimensions & floor areas

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Net frontage 3.5m

Maximum internal width 4.3m

Shop depth 13.5m

Kitchenette

W/C

Total floor area approx. 64.36 sqm, 692ft rear yard

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>	44	44	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	