

FREEHOLD FOR SALE

DETACHED INDUSTRIAL - FITTED COLD STORES AND STORAGE

Approx. 13,356 sq ft (1,268.61 sq m)



Miller House Lea Road Waltham Abbey EN9 1AE

- Fully fitted freezer and chiller rooms, built 2015 with Kingspan panels and red epoxy resin flooring suitable for a variety of businesses

NB: Existing business of Lea Valley Meat Limited, also available FOR SALE – details available on application

- Parts of building let (circa. 2,834 sq ft) on two leases, outside L&T Act to Lea Valley Café expiring 1st October 2023 and Hatvest Coffee Ltd (part 1st floor), expiring 1st June 2025. Total income produced £36,204 pax

[See important notice overleaf](#)

020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

bowyerbryce.co.uk



The mark of
property professionalism worldwide

Description

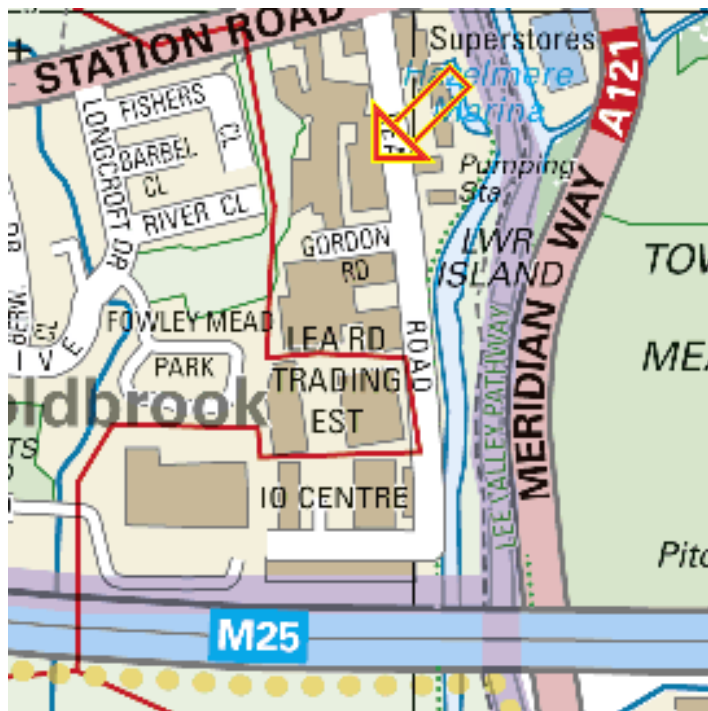
The property comprise a two storey detached industrial unit with ground floor fully fitted cold stores with first floor storage areas.

Part ground floor have been let to a café and part first floor as office space.

Location

Situated on the west side of Lea Road forming part of this well-established Lea Road Industrial area, close to its junction with Station Road being a short distance to both junction 25 and 26 of the M25. The M11 is circa. 8 miles distant and the A1(M) 10 miles distant and the M1, 17 miles.

Waltham Cross Overground station has regular services into London Liverpool Street, circa. 30 minutes travel time.



Energy Performance Certificate (EPC)

Rating: TBC

The full EPC and recommendation report can be viewed and downloaded from our website.

www.bowyerbryce.co.uk

Contact



Ian Harding
Bowyer Bryce

M: 07956 374326

D: 020 8370 2536

E: ian.harding@bowyerbryce.co.uk

Floor Areas

Floor areas are gross internal and approximate only.

	Sq ft	Sq m
Ground floor cold stores (incl. letting to café 584 sq ft).	6,690	649.38
1 st floor storage & offices (incl. part offices 2,250 sq ft).	6,666	619.23
Total	13,356	1,268.61

Terms

The property is available Freehold subject to the tenancies on part, overleaf producing £36,204 pax.

Price

£1.8M (NB. The business is also available for sale if required). Price on application.

All prices are subject to VAT if applicable
SUBJECT TO CONTRACT.

Business Rates

Rateable value 2019/2020 £37,000

Rates payable £18,167

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Viewing

Strictly by appointment.

Property Ref:

North London/North M25 Office 96 Silver Street Enfield EN1 3TW

Important Notice

Bowyer Bryce (Surveyors) Ltd for themselves, any joint agent and for the seller(s) or landlord(s) of this property whose agents they are, give notice that: (i) These particulars are set out as a general outline only for the guidance of intended buyers and tenants and do not constitute, nor constitute part of, any offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No director or person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to the property. (iv) No tests have been carried out to any of the services which may serve the property such as heating, power supplies, lighting, fire or security alarms etc, and therefore no warranty is given that they are in satisfactory working condition or comply with the appropriate regulations. (v) All rents and prices quoted are exclusive of VAT (if chargeable).

Bowyer Bryce (Surveyors) Ltd Registered office 96 Silver Street Enfield EN1 3TW Registered in England No 1456714