HENSHALL & PARTNERS

REAL ESTATE ADVISORS

6 Eleanor Cross Road, Waltham Cross, Herts EN8 7LA

HIGH STREET RETAIL INVESTMENT
FULLY LET TO BARCLAYS BANK PLC (£57,500 PA)

Summary

- **Property**: Prominent two-storey building let to Barclays Bank PLC with 1 x parking space included
- **Tenure**: Freehold
- **Size**: 3,391 sqft (ground and first floors)
- **Use Class**: Class-E (Commercial, Business & Service) including retail (previously Class-A2)
- **Tenancy**: Building fully let to Barclays Bank PLC on 5-year lease expiring 23/06/2029 (been in occupation for 20+ years)
- **Rent**: £57,500 per annum (£17psf)
- **Price**: £750,000 (7.7% gross yield & £221psf)

Location

The property occupies a prominent position on **Eleanor Cross Road**, close to the centre of **Waltham Abbey**, benefitting from good visibility and passing traffic within an established commercial location.

Waltham Abbey is a well-regarded town on the **Essex/Hertfordshire border**, approx **15-miles north-east of Central London**, with excellent road access via the **M25** (**Junction 26**).

The area is supported by a strong local catchment and nearby transport links, including **Waltham Cross Station** and **Epping Underground Station** (**Central Line**), providing convenient access to London.

Tenancy Information

Building is **fully let to Barclays Bank PLC**, who signed a **5-year FRI lease** on 24th June 2024 (**expiring June 2029**).

The **annual rent payable is £57,500**, which is paid quarterly in advance. There is a **tenant break option available in June 2027**.

Barclays Bank PLC is one of the UK's leading financial institutions and a major international banking group, providing retail, commercial and investment banking services worldwide.

Barclays is a FTSE 100 company and for the year ended 31 December 2023, Barclays reported total income of approx £26.7 billion, underlining the strenth and scale of the business.

Use-Class

The property currently benefits from **Class-E use (commercial, business & service)** following amendments to the Town & Country Planning Order in September 2021.

Property formerly had A2 uses which have now been encompassed within Class E.

Terms

We are inviting offers in the region of **£750,000** for the **freehold interest**, with the benefit of the existing underlease and income.

Property **is elected for VAT**, however a **TOGC** can be **applied to the sale.**

CONTACT US

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