

FREEHOLD FOR SALE
Former Police Station
Site Area 0.274 Acres With Buildings

35 SUN STREET,
Waltham Abbey, EN9 1EL

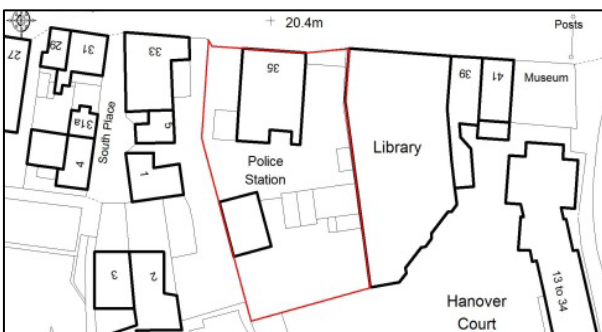
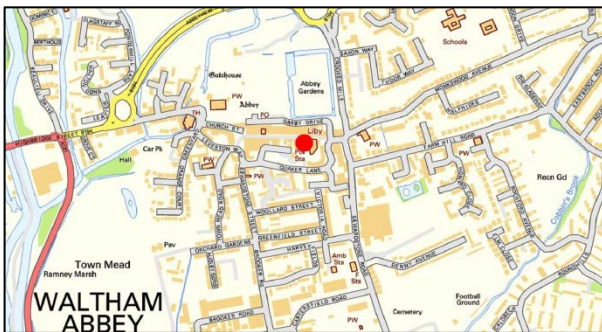
DRAFT DETAILS

- Town Centre location fronting pedestrian retail pitch
- Potential for redevelopment or alternative uses subject to planning

KEMSLEY
PROPERTY CONSULTANTS

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DRAFT DETAILS



LOCATION

The property is located fronting Sun Street, close to its junction with Crooked Mile/Sewardstone Road. Sun Street has a variety of uses along its length, including retail, restaurants and coffee bars in addition to estate agency and banking services. Adjacent to the property is Waltham Abbey Library, and to the rear of the property is a public pay and display car park in addition to a flatted development.

DESCRIPTION

Former police station comprising a two storey detached building to the front of the site facing Sun Street, together with a one/two storey building within the rear car park attached to the adjacent library. The property has extensive parking to the rear accessed from Quaker Lane.

In our opinion the property is suitable for alternative uses and potential redevelopment subject to obtaining necessary planning consents. Interested parties should contact the local planning authority, Epping Forest District Council, in respect of any proposed changes and uses.

ACCOMMODATION

Main Building

Ground Floor - entrance hall; reception counter; offices, detention cell; storerooms and WC facilities.

First Floor – offices; kitchen; WC and shower-room.

Total **3,004 SqFt / 279 M²**

Note: We understand there is a boiler room within the basement of the main building although we have not been provided with access to same.

Outbuilding

Ground Floor - two rooms with ladder access to roof void, generator room and store.

Total **610 SqFt / 579 M²**

The above floor areas are approximate and have been measured on a gross internal basis.

SITE AREA

The site has been measured by digital mapping and extends to an area of approximately 1,108m²/0.274 acres.

Extensive parking to rear including telecommunications equipment (to be removed by vendor prior to completion of any sale).

PRICE

£750,000.

Our clients are willing to consider unconditional or subject to planning offers for the site.

VAT

All rents, prices and premiums are exclusive of VAT.

TENURE

Freehold.

EPC

An EPC has been commissioned and can be made available upon request.

BUSINESS RATES

The property is listed as police station and premises with a current Rateable Value of £27,750 and proposed Rateable Value of £23,000 under the Draft 2017 List.

LEGAL FEES

Each party to bear their own legal costs.

CUSTOMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via sole agents
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