

HIGHLY PROMINENT  
CORNER  
GRADE II LISTED  
PROPERTY  
FREEHOLD  
FOR SALE

- Town Centre Location
- Roydon Station 0.3 m
- Corner Property
- Large Ground floor
- Large 3 Bed Flat
- Roof Terrace
- Rear Parking
- OIRO £610,000

1 High Street, Roydon,  
Harlow, Essex



**Location**

**Roydon** is a village located in the Epping Forest district of the county of Essex, England. It is located 1.5 miles (2.4 km) west of Harlow, 3.5 miles (5.7 km) east of Hoddesdon and 4.6 miles (7.4 km) northwest of Epping, forming part of the border with Hertfordshire.

The property is located on the corner of the High Street and Epping Road, within a few hundred yards to **Roydon Station** (West Anglia Main Line) 30 mins to **London Liverpool Street** station.

**Description**

A corner grade II listed comprising a ground floor commercial space arranged as 5 rooms, 2 kitchens bathroom and WCs with rear access, the 1<sup>st</sup> floor is a self-contained large 3-bedroom flat with a roof terrace.

**Ground floor Office Area**

Frontage	3.19 m	10.47 ft
Return Frontage	4.07 m	13.35 ft
Front office	59.9 m <sup>2</sup>	644.76 sq. ft
Kitchen & WC	4.3 m <sup>2</sup>	46.28 sq. ft
Rear Office 1	17.73 m <sup>2</sup>	190.84 sq. ft
Kitchen	6.89 m <sup>2</sup>	74.16 sq. ft
Rear office 2	14.18 m <sup>2</sup>	152.63 sq. ft
Rear office 3	14.93 m <sup>2</sup>	160.71 sq. ft
Bathroom	3.38 m <sup>2</sup>	36.38 sq. ft
<b>Total Area</b>	<b>121.31 m<sup>2</sup></b>	<b>1305.77 sq. ft</b>

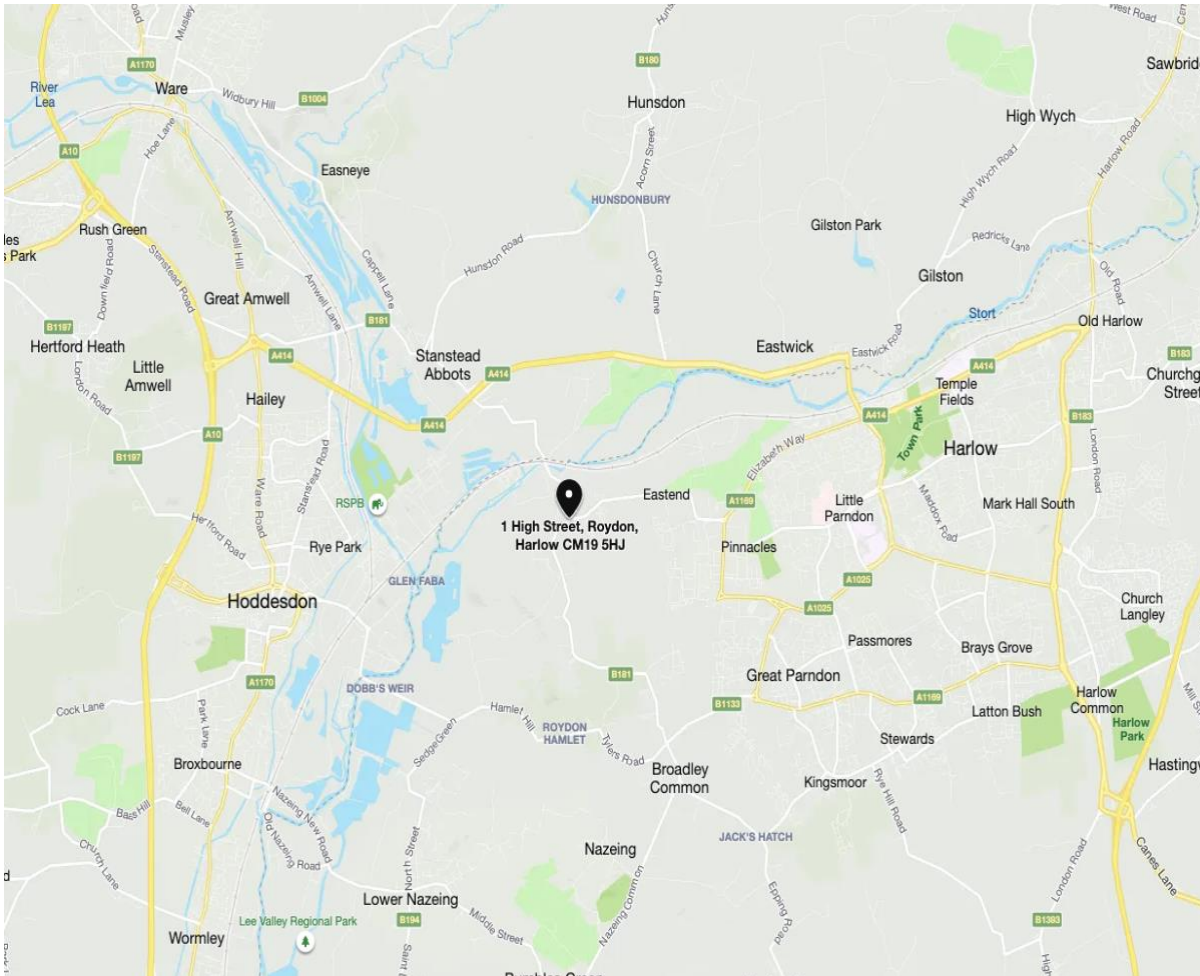
Rear Parking area with access to the ground and 1<sup>st</sup> floor flat areas

Garage 1	14.85 m <sup>2</sup>	159.84 sq. ft
Garage 2	25 m <sup>2</sup>	269.1 sq. ft
Parking for 2/3 cars		

**1<sup>st</sup> floor flat – 1507 sq. ft (140 m<sup>2</sup>)**

Accessed via an external side staircase via the car park area which leads directly on to the roof terrace comprising a large lounge area, dining area, kitchen breakfast room, 3 bedrooms, dressing room, spacious bathroom and roof terrace. Click here for [flat floor plan](#)



**Price**

Offers are sought in the region of **£610,000 (Six Hundred & Ten Thousand pounds)**, subject to contract.

**Leaseback Provision**

The current owner wishes to lease the rear part of the property and the left-hand garage for a term of 25 years and is willing to pay a yearly rent of £10,000 pax.

**Legal Costs**

Each party to pay their own cost.

**Viewing**

Due to the Covid 19 Pandemic viewing is highly restricted and will be arranged strictly by appointment only via sole agents

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