



ARLINGHAM MEWS
Sun Street
WALTHAM ABBEY ESSEX

FREEHOLD INVESTMENT OPPORTUNITY

PRICE
£850,000



ARLINGHAM MEWS
SUN STREET
WALTHAM ABBEY ESSEX



OVERVIEW

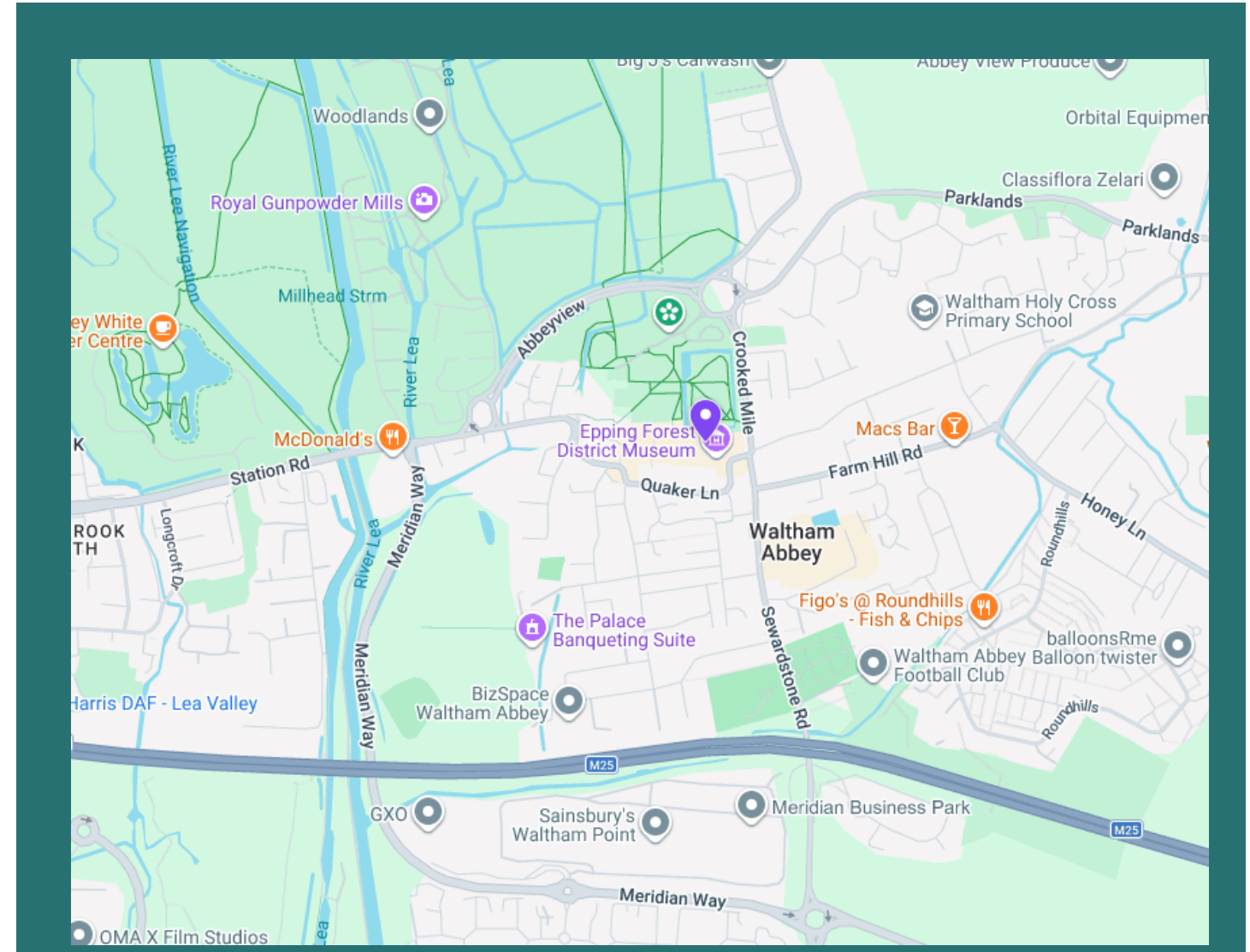
Arlingham Mews

Arlingham Mews is a small commercial development situated off Sun Street in the historic market town of Waltham Abbey. The location benefits from a well-established town centre setting, with a range of local amenities including shops, cafés and services all within easy walking distance. The area combines a traditional high street environment with a growing mix of independent and trade-based businesses.

Waltham Abbey is strategically positioned close to Junction 26 of the M25 motorway, providing excellent connectivity to the national motorway network, Central London and surrounding commercial hubs such as Enfield and Harlow. The A10 road is also easily accessible, offering a direct route through North London and Cambridge.

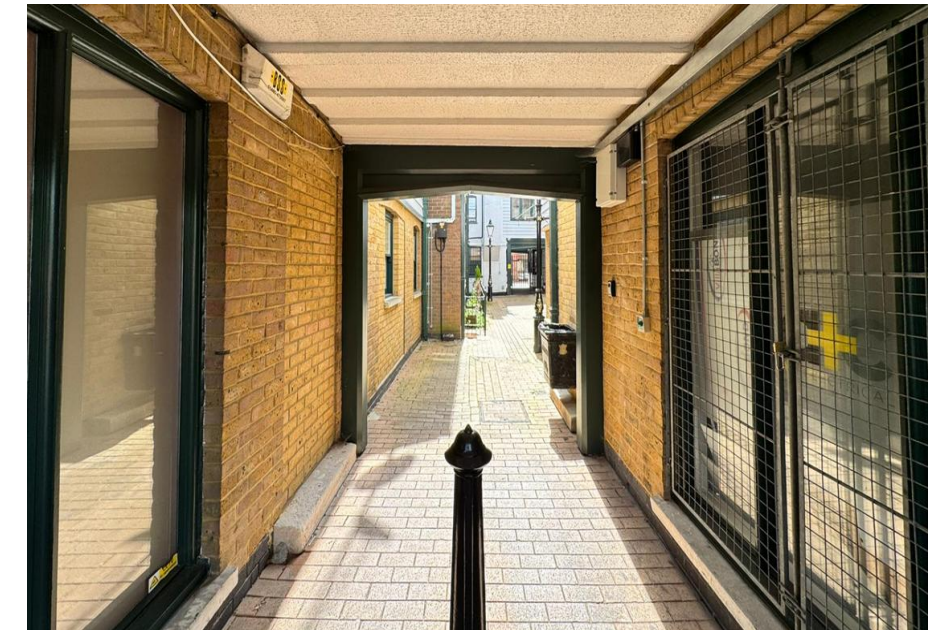
Rail services are available from nearby Waltham Cross railway station and Theobalds Grove railway station, both providing regular connections to London Liverpool Street in approximately 25–30 minutes. For international travel, Stansted Airport is around a 30-minute drive, with other London airports also accessible via the motorway network.

The units are arranged to allow practical Access is directly from Sun Street, ensuring good visibility and straightforward navigation for visitors and deliveries. The surrounding area includes a mix of commercial premises and residential housing, as well as nearby green open spaces such as Lee Valley Regional Park, which enhances the overall setting.



LOCATION

- Within close proximity to Junction 26 of the M25 motorway
- Good access to the A10 road to Central London and Cambridge
- Nearby Waltham Cross railway station with direct services to London Liverpool Street
- Approximately 30 minutes by road to Stansted Airport
- Situated within a mixed-use area with local amenities and businesses nearby



DESCRIPTION

The site consists of a small courtyard-style development known as Arlingham Mews, located off Sun Street, Waltham Abbey, as well as three front facing shops situated on Darby Drive. The units are a mix of retail, food, residential and office use. The Mews is arranged predominantly over two storeys and set around a central access yard.*

The buildings are of relatively modern construction and vary in size and configuration, providing a range of flexible accommodation suitable for different commercial uses. The layout allows for rear vehicular access for servicing and deliveries, with pedestrian access from Sun Street via a covered passage.

The site is compact in nature and is surrounded by a mix of commercial and residential properties. It lies within a designated conservation area, reflecting the traditional layout of plots and mews-style developments within the town centre.

The properties have an established commercial use, all currently occupied by individual tenants.

* In addition, the freehold sale can also include a one bedroom, apartment located within Arlingham Mews, for more information, please contact us.



ACCOMMODATION SCHEDULE

6 commercial units

Address	Term of lease	Start date	Rent Review Dates	Rent PA
1 Arlingham Mews	25 years	25/06/2012	Every 5 years	£20,000
8 Darby drive	6 years	1/07/2025	Every 3 years	£9,500
10 Darby drive	3 year lease	1/03/2025	none	£9,500
12 Darby drive	10 years	11/04/2022	11/04/2027	£12,000
40 Sun Street	12 years	17/04/2024	Increase to £10k 17/4/28 then Every 4 years	£8,500
40a Sun Street (Window Shop Display)	4.8 years	17/04/2023	No Review	£1,500
40a Sun Street	3 years	12/07/2025	increase to £6500 on 12/12/2026	£6,000
				£67,000

TOTAL RENTAL INCOME

Approx. £67,000

TENURE

Freehold.



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CONTACT

For further information please contact:

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