

Prominent Corner Unit - New lease - Class E use - 988 sq ft - Subject to Vacant Possession

Unit B, 2-4 Highbridge Street, Waltham Abbey, EN9 1DG



- LOCATION:** The property occupies a prominent corner location in the Essex market town of Waltham Abbey, next to The Abbey Church itself. Occupiers in close proximity include **Abbey Barbers, Abbey Flowers, Castles Estate Agents** and **McDonalds**.
- TERMS:** New lease direct with the landlord for a term to be agreed.
- RENT:** **Rent on application.**
- ACCOMMODATION:** The unit is arranged over ground floor only and comprises the following approximate net internal floor areas:
- | | | |
|--|-----------|--------------|
| Ground Floor Sales: | 816 sq ft | (75.90 sq m) |
| Ground Floor Ancillary/Kitchen: | 172 sq ft | (15.90 sq m) |
- * the unit has access via the front and side so can made available as a whole or split into two units - front and rear. Plans available on request.*
- USE:** The property benefits from Class E use - offering flexibility between multiple uses including retail, restaurant, professional services, office, gym & light industrial.
- LEGAL COSTS:** Each party is to be responsible for their own legal costs.
- EPC:** An EPC is available on request.
- RATES:** Rateable Value: £20,500 (£22,750 from April 26) Rates Payable: £10,230

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IMPORTANT NOTICE: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

Location Map:

