



£1,000 per month

Sun Street, Waltham Abbey, EN9 1EF


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**Duncan Phillips**
Residential & Commercial Sales, Lettings & Management

About the Property

Duncan Phillips are pleased to present this retail premises prominently positioned on Sun Street, Waltham Abbey's principal shopping location.

Offering approximately 667 sq ft (62 sq m) of accommodation, the property comprises a well-proportioned retail sales area together with useful ancillary storage space and WC facilities. The layout provides flexibility for a range of retail, professional service, office, beauty, healthcare or other E Class occupiers, subject to the necessary consents.

Benefiting from a prominent shop frontage, the premises enjoy excellent visibility within the town centre and are surrounded by a mixture of independent retailers, cafés, restaurants and service-based businesses.

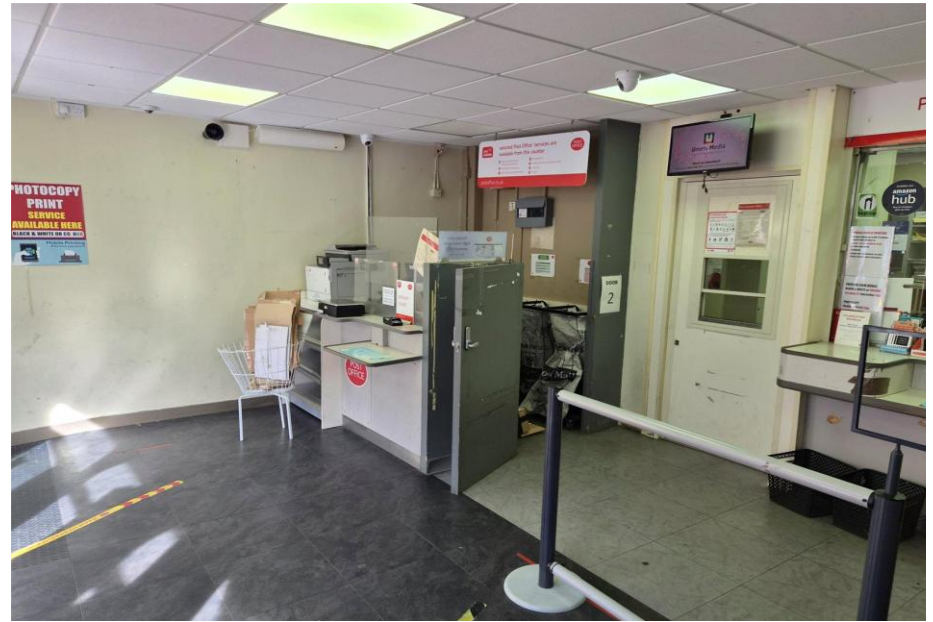
Waltham Abbey is a thriving market town located close to Junction 26 of the M25, providing convenient access to the A10, M11 and North Circular Road. Waltham Cross railway station is within easy reach, offering regular services into London Liverpool Street.

Tenure: To be advised

EPC: C (70)

Council Tax -





KEY FEATURES

- Prime town centre position
- Approx. 667 sq ft (62 sq m)
- Retail sales area
- Ancillary storage accommodation
- WC facilities
- Excellent frontage and visibility
- Suitable for a variety of E Class uses
- Strong pedestrian footfall
- Vacant possession
- Available immediately
- New lease available



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Registered Company number: 129421124

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.