

TO LET - RETAIL/OFFICE

9A MARKET SQUARE, WALTHAM ABBEY, ESSEX EN9 1DP

01923 845 222
property@vdbm.co.uk

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KEY FEATURES

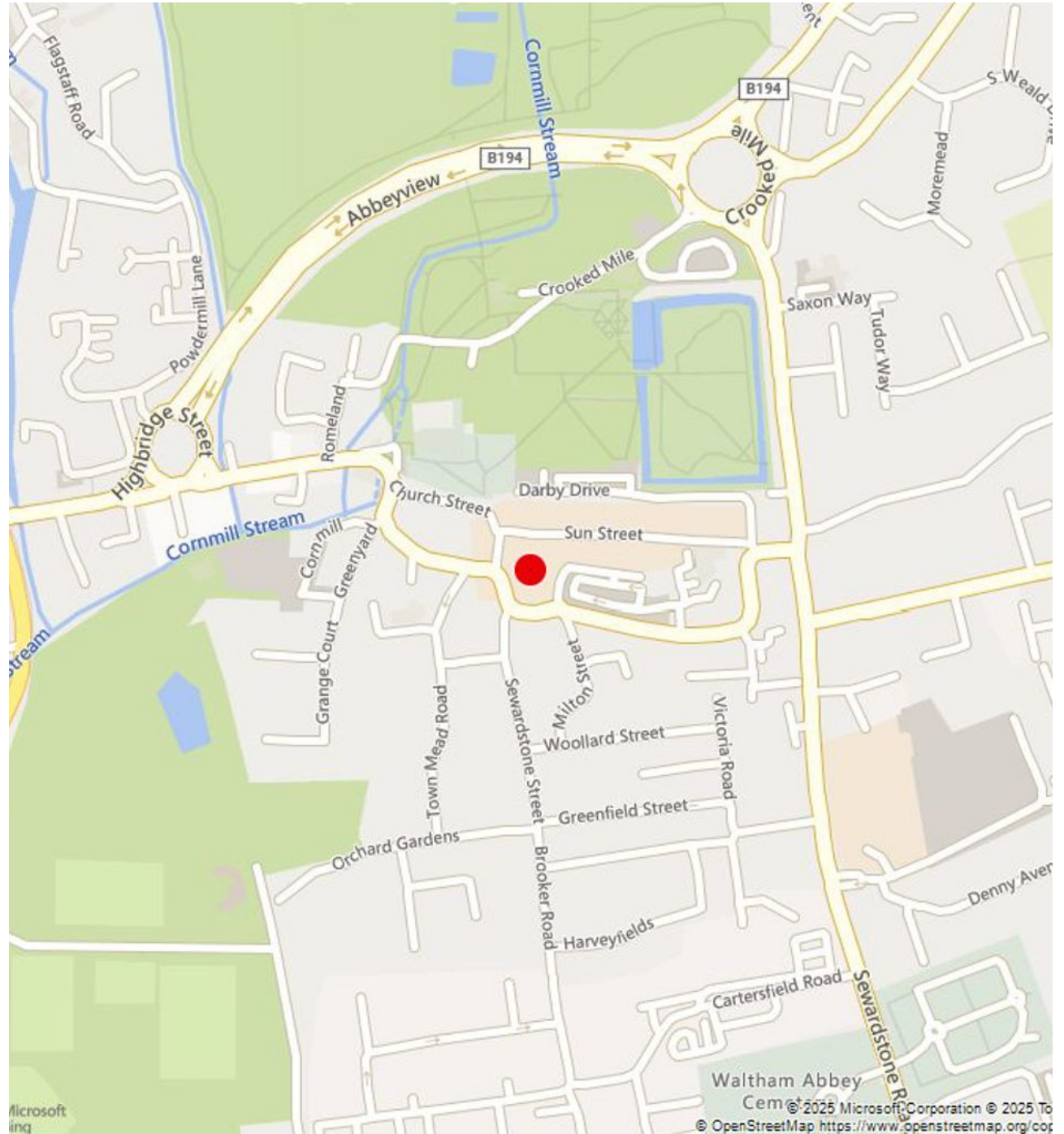
- WELL PRESENTED GROUND FLOOR RETAIL UNIT
- GOOD TOWN CENTRE POSITION
- EXCELLENT TRANSPORT LINKS
- AMPLE PARKING NEARBY
- IDEAL FOR START UP BUSINESS
- GOOD NATURAL LIGHT

LOCATION

Situated in the bustling Market Square, the property enjoys a prime town centre position within Waltham Abbey, a popular location known for its charming mix of heritage and community atmosphere.

The area is well-served by transport links, with easy access to the M25 (Junction 26) and nearby connections to the A10 and M11, providing routes to London and the wider region. Public transport is convenient, with regular bus services to Waltham Cross and nearby train stations offering fast links into central London.

Ample public parking is available in the vicinity, and the pedestrian-friendly layout of Market Square encourages strong footfall throughout the week. This combination of accessibility, visibility, and local character makes 9a Market Square an ideal location for an ambitious business to thrive.







DESCRIPTION

9A Market Square, Waltham Abbey, offers an excellent opportunity to lease a well-presented ground floor retail unit situated in the heart of this historic market town.

The property comprises a compact yet versatile retail space, ideal for a variety of uses including boutique retail, café, salon, or professional services.

With a large display window providing excellent street frontage and visibility to passing trade, the unit benefits from good natural light, a welcoming entrance, and proximity to neighbouring independent retailers and national brands, creating a vibrant trading environment.



ACCOMMODATION	SQ FT	SQ M	
GROUND FLOOR	222	20.62	

EPC

An energy performance certificate (EPC) is available upon request.

PRICE

£75,000 for the long leasehold interest.

TERMS

The property is held on a lease of 125 years from 25th December 1999.

BUSINESS RATES

If this is your only commercial property the rates payable should be zero

VIEWING

Strictly by appointment through VDBM.
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VDBM

Chartered Surveyors



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