

Prominent Corner Unit - New lease - Class E use - 988 sq ft

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 has been arranged and will be available soon.

RATES: Rateable Value: £20,500 Rates Payable: £10,230

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Contact: **Jamie Stirling-Aird**
Tel: 0207 526 2010
Mob: 0780 307 6502
Email: jstirlingaird@blackstanniland.com
Web: www.blackstanniland.com

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:

