

**Prominent Corner Unit - New lease - Class E use - 557 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 will comprise the following approximate net internal floor areas:

**Ground Floor Sales:** 364 sq ft (33.75 sq m)

**Ground Floor Ancillary:** 183 sq ft (17.00 sq m)

*\* A planning application has been submitted for the conversion of the rear part of the premises to a self-contained residential unit. Proposed plans are available upon request.*

**MEDIA :** [Click here for virtual inspection](#). Please note the video shows the existing premises prior to the proposed residential conversion. The proposed floor plans are available upon request and illustrate the retained retail accommodation.

**USE:** The property benefits from Class E use.

**LEGAL COSTS:** Each party is to be responsible for their own legal costs.

**EPC:** An EPC is available on request.

**RATES:** Rateable value to be reassessed following the proposed residential conversion. The revised retail unit may fall within the Small Business Rates Relief threshold, subject to VOA assessment.

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