



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd**  
commercial

FOR SALE

£295,000

- Office/shop
- Approx 898 sq ft (83.4 sq m)
- Suitable for a variety of uses
- Prominent Highbridge Street location
- Rear parking available by way of licence agreement
- Includes kitchenette & toilet facilities
- Air-conditioning
- Business unaffected

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37 HIGHBRIDGE STREET, WALTHAM ABBEY, ESSEX,  
EN9 1BD



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.



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#### Location

The property is located on an established parade on Highbridge Street, in the historic market town of Waltham Abbey. Highbridge Street comprises a variety of businesses such as Brith Services Ltd, Abbey Flowers and Shuhag Tandoori Restaurant. The closest train station is Waltham Cross (Greater Anglia) and access to the motorway network is via Junction 26 of the M25 at Waltham Abbey.

#### Description

Comprising a ground floor office with shopfront which has been occupied by Roffeys estate agency since 2006 after the building was constructed. The premises would be suitable for a variety of uses and benefit from a glass-partitioned office, air-conditioning (untested) and kitchen/toilet facilities. Rear parking is available by way of licence agreement. The accommodation is more particularly described as follows:

Office/sales area: 740 sq ft (68.7 sq m).

Kitchen: 109 sq ft (10.1 sq m).

Storage: 49 sq ft (4.6 sq m).

Total: 898 sq ft (83.4 sq m).

Toilet facilities included.

All measurements quoted are approximately only.

#### Terms

The property is held on a 125 year lease from 2005 and the current ground rent is £150 per annum. The long lease is available, subject to vacant possession, for £295,000. Please note that the neighbouring shop/office could potentially be purchased with this property and further details are available upon request.

#### Service Charge

Details available on request.

#### Business Rates

Epping Forest District Council have informed us of the following:

2023 Rateable Value: £21,250

2025/26 UBR: 0.499 P/£

2025/26 Rates Payable: £10,603.75

All interested parties are advised to verify these figures with the local rating authority.

#### Viewings

Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

#### EPC

The premises have an Energy Performance Certificate rating of B.





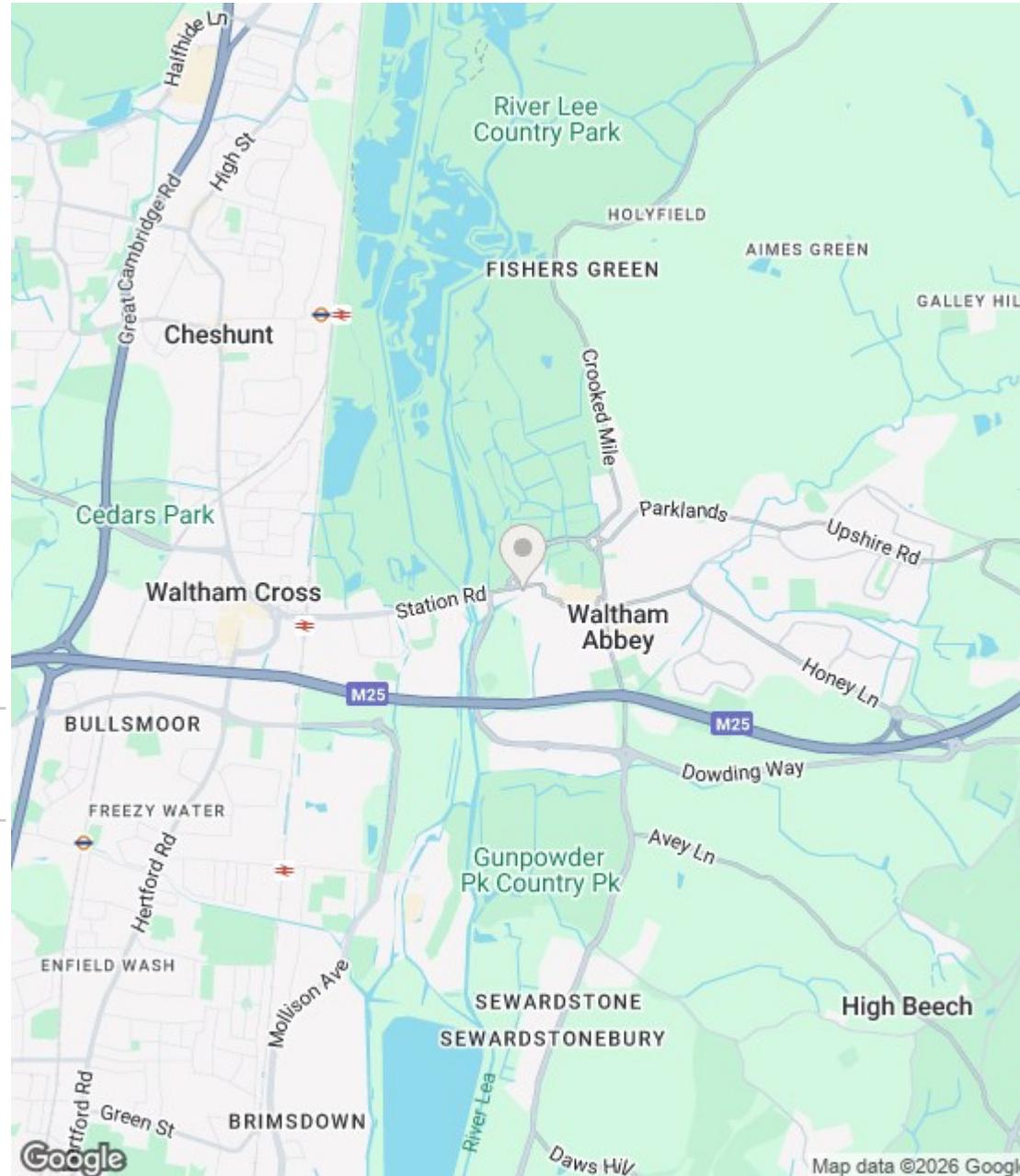
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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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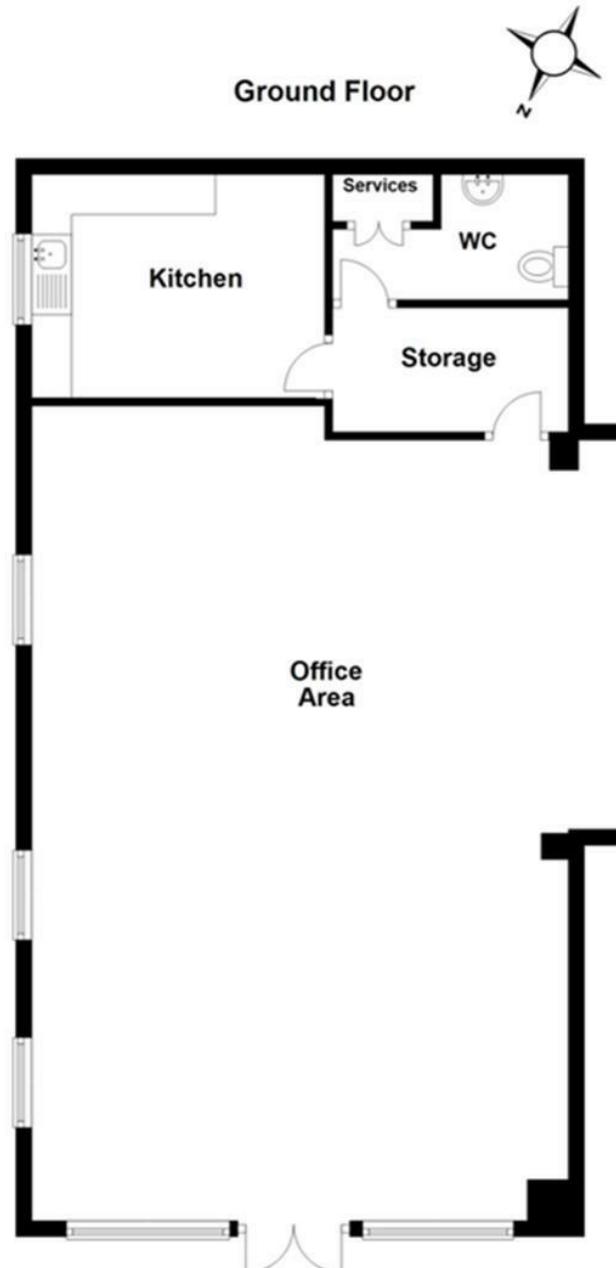
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