

INCORPORATING...

brian **dadd** commercial

TO LET

£14,000 PER ANNUM

- Ground floor lock-up shop
- Suitable for a variety of uses
- Highbridge Street location
- Totalling approx 568 sq ft
- Rear access

CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

21 HIGHBRIDGE STREET, WALTHAM ABBEY, ESSEX,
EN9 1BZ



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.

Location

The property is located prominently on an established parade on Highbridge Street, in the historic market town of Waltham Abbey. Highbridge Street comprises a variety of businesses such as Roffeys Estate Agents, Abbey Flowers and Shuhag Tandoori Restaurant. Access to the motorway network is via Junction 26 of the M25 at Waltham Abbey.

Description

Comprising a a ground floor lock-up shop which has been used as a kitchen showroom for many years. The premises would be suitable for a variety of uses and benefit from rear access and kitchen/toilet facilities. The accommodation is more particularly described as follows:

Sales area: 430 sq ft (39.9 sq m).

Ancillary (including kitchenette & storage): 138 sq ft (12.8 sq m).

Total: 568 sq ft (52.8 sq m).

Toilet facilities included.

All measurements quoted are approximately only.

Terms

The premises are available by way of a full repairing and insuring lease, on terms to be agreed, at a rent of £14,000 per annum.

Business Rates

Epping Forest District Council have informed us of the following:

2023 Rateable Value: £15,000

2024/25 UBR: 0.499 P/£

2024/25 Rates Payable: £7,485

Interested parties are advised to confirm current rate liability with the Local Authority.

Legal Costs

To be met by the ingoing tenant.

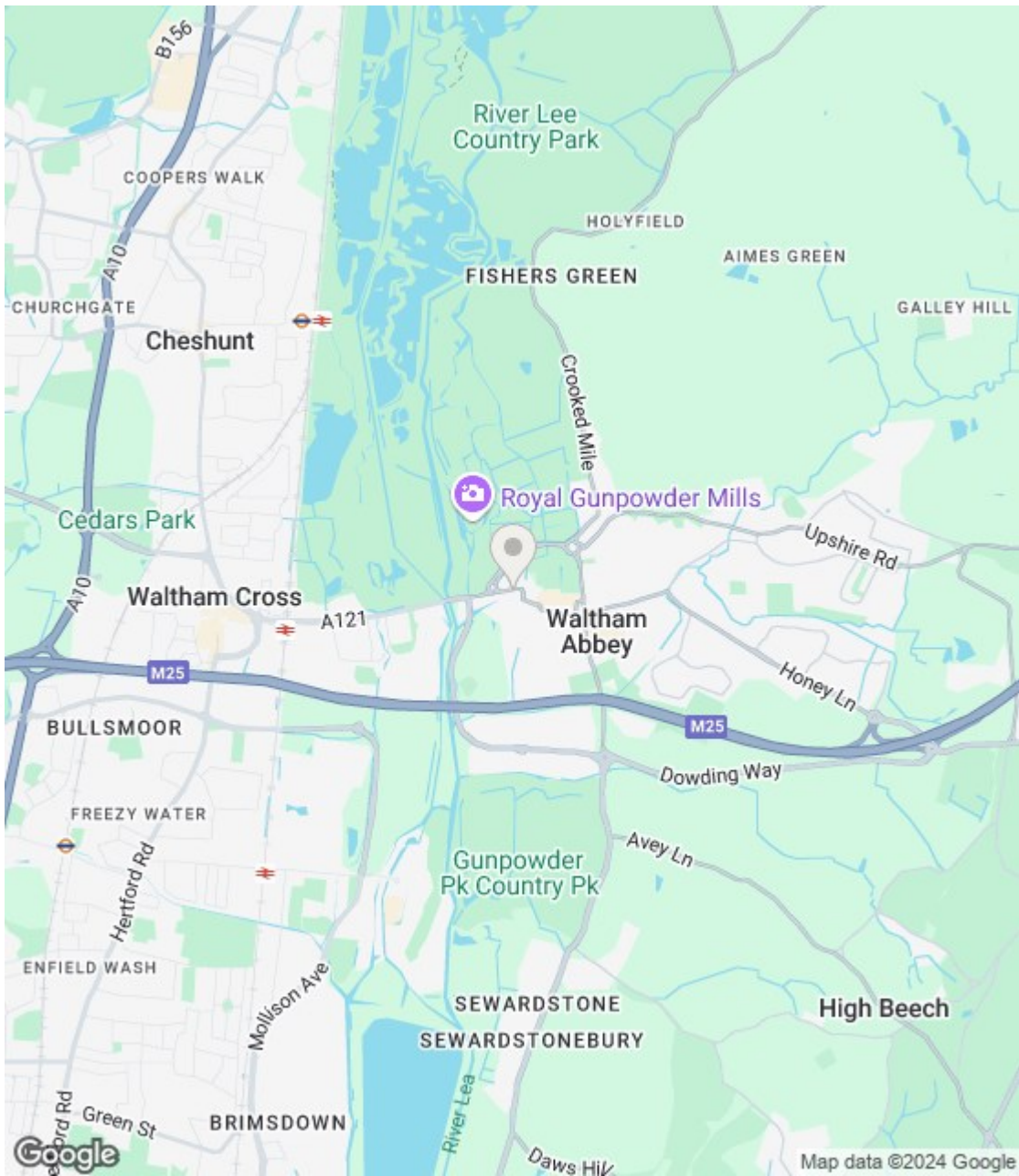
Viewings


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

EPC

The premises have an Energy Performance Certificate rating of D.





| Energy Efficiency Rating | | |
|---|---------|--|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 67 | 75 |
| England & Wales | | EU Directive 2002/91/EC  |



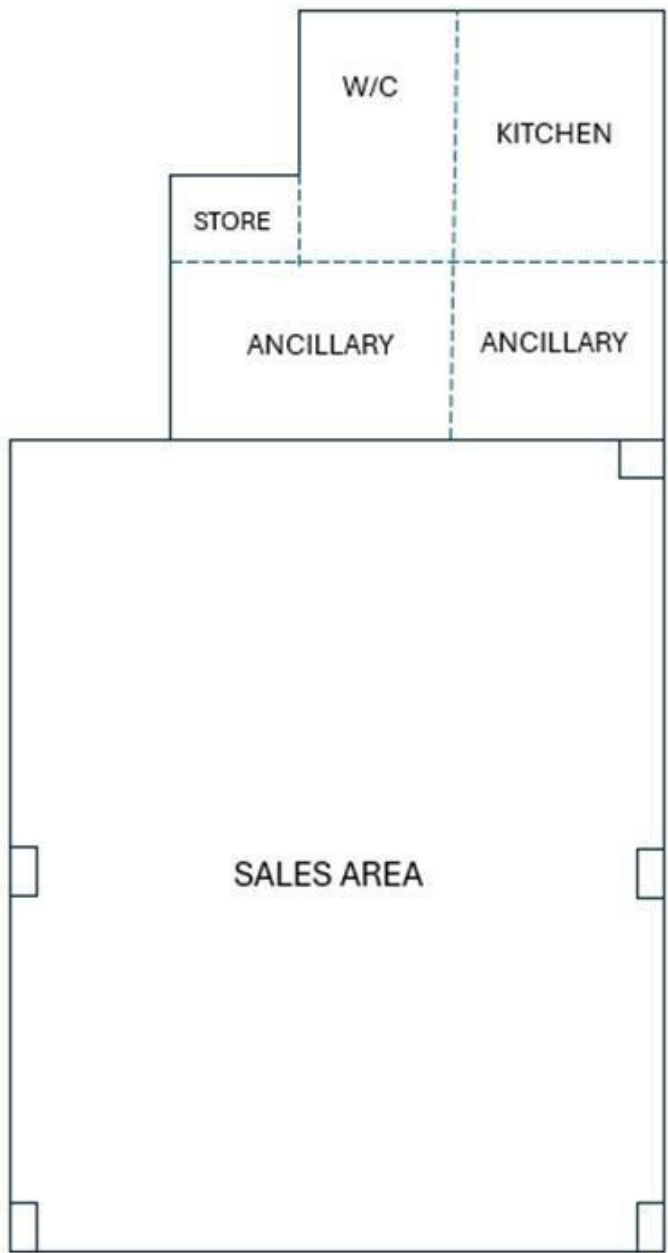
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