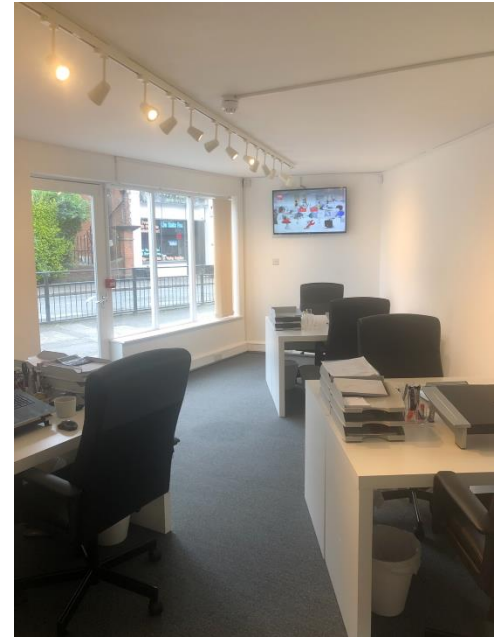




**GOLDSTEIN
LEIGH** COMMERCIAL
PROPERTY
CONSULTANTS

020 8952 6434

info@goldsteinleigh.com



Office / Retail Unit To Let

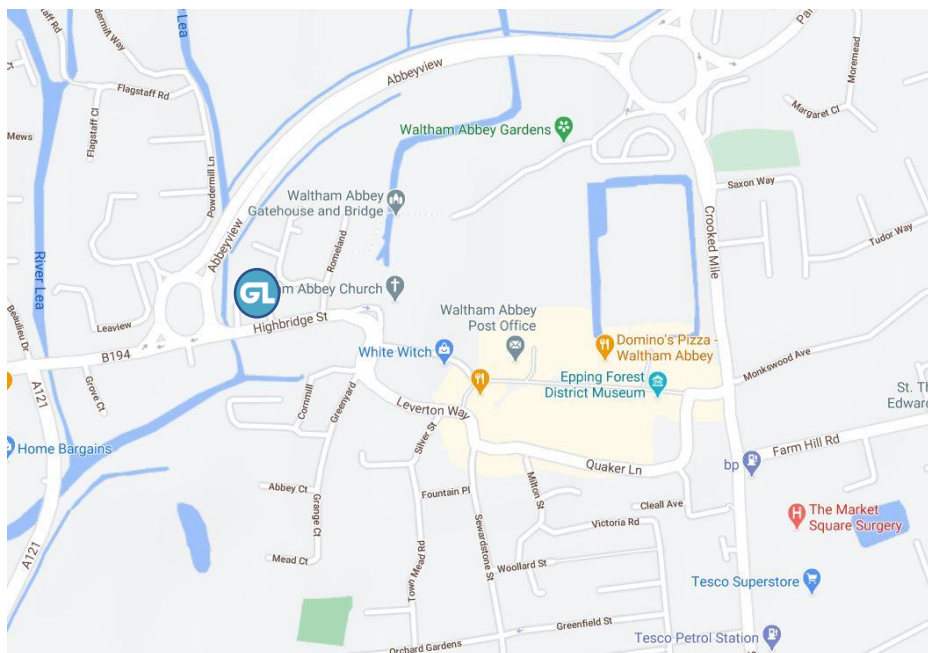
12 Highbridge Street, Waltham Abbey, Essex, EN9 1DG

306 SQ FT (28.42 SQ M.)

Location: The property is located in Waltham Abbey a suburban market town in the Epping Forest District of Essex. Neighbouring occupiers include Waltham Abbey Town Council, a barber, Pub and a funeral director.

Description: This property is prominently located in the historic town of Waltham Abbey. The property is in a good decorative state following recent refurbishment works and would be suitable for immediate occupation.

-  Available Now
-  Good Natural Light
-  DDA Compliant
-  Prominent Location
-  Ample Local Parking
-  Great Frontage



Tenure: Leasehold.

Terms: A new Full Repairing and Insuring Lease for a term to be agreed.

Rental: £12,500 Per Annum.

Service Charge: Non-Applicable.

Rates: Interested parties are advised to make their own enquiries with the local authority (Waltham Abbey). We have been advised that this property is eligible for full rates relief.

EPC: Energy Performance Rating 'E'.

LEGAL COSTS: Both parties legal costs to be borne by new tenant.

Viewing & further information

Strictly by prior appointment

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