



Restaurant/Takeaway To Let

Circa 1,850 sq ft

101A High St
Waltham Cross
EN8 7AN

Rent
£34,000 pax

Rates Payable
£8,737

Premium
On Application

- * Full Extraction
- * Double Frontage
- * High Footfall
- * Option for Fixtures and Fittings
- * 5 Minute walk away from Waltham Cross Station

RESTAURANT SPACE TO LET

Misrepresentation Act 1967

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is no way guaranteed

Location

11 Fulham Broadway sits on prominent position on a bustling high street with great visibility. Notable nearby retailers include Iceland, Marks and Spencer and Fishpools.

Waltham Cross Station is just a 5 minute walk away and close proximity to the M25.



Description

This prominently positioned unit offers approximately 1,850 sq ft of space arranged over ground and first floor with excellent frontage directly onto the high street.

The ground floor features a well-configured dining and serving area with a preparation space to the rear. The first floor is currently used as storage.

Currently operating as a Fish & Chip shop, the premises benefit from a full extraction system. Fixtures and fittings are available by separate negotiation and subject to a premium.



Lease Terms

Available by way of an assignment expiring August 2032

Floor Area

Ground	107.50 sq m	1,156 sq ft
Lower Ground	64.70 sq m	696 sq ft

