

The Wheatsheaf
146 Crooked Mile
Waltham Abbey
Essex
EN9 2ES



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New Lease

E- Commercial
Business & Service

Pub/restaurant,
Upper &
Industrial/Storage

Ground Floor
1st Floor
Land



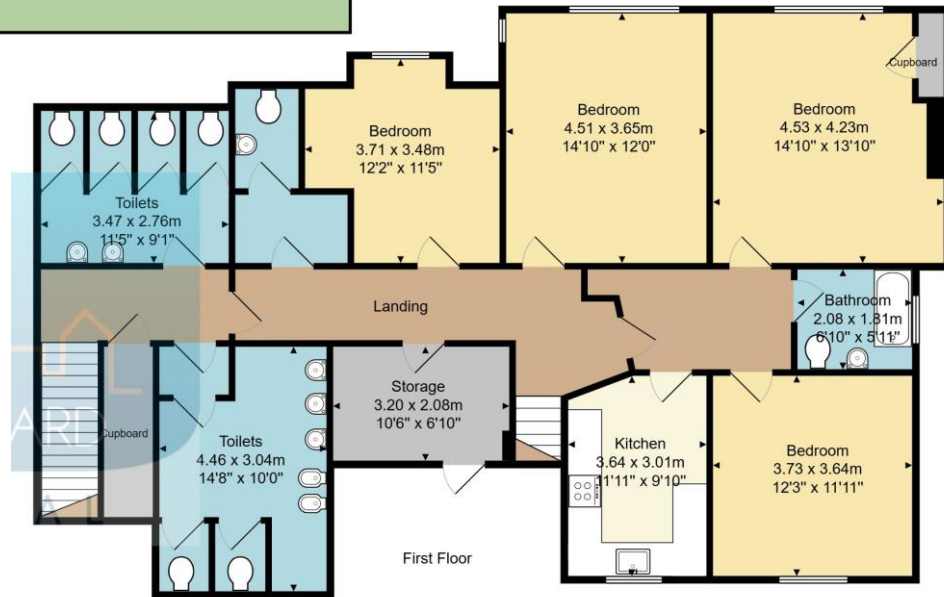
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Total Building Area

403 M²
 (4341 ft²) approx.

Total Land Area

0.909 – 1.09 of an Acre
 (39596 -47480 ft²)
 approx.



Total Area: 403.3 m² ... 4341 ft²

GIA measurements are approximate. Not to scale. Illustrative purposes only. Not for valuation



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Ground Floor 1st Floor Land

Rent
£80,004 pa

Description

The property sits within extensive grounds, offering a rare combination of sizeable internal accommodation and expansive external areas. The site benefits from a large garden/yard space which could lend itself to outdoor trading, seating, events, storage, or alternative commercial uses (subject to the necessary consents). In addition, there is ample on-site parking for numerous vehicles — a significant advantage for customer-facing businesses, destination venues, or operations requiring vehicle access.

Internally, the former pub has undergone a partial refurbishment, providing incoming tenants with a solid starting point while still offering substantial flexibility. The existing layout can be reconfigured to suit a wide range of business models, and the overall footprint presents an excellent opportunity for a new operator to design and adapt the space according to their specific requirements. The configuration would suit traditional hospitality use, leisure concepts, restaurant or bar operators, event-led businesses, or alternative commercial ventures, subject to planning requirements.

Property Features:

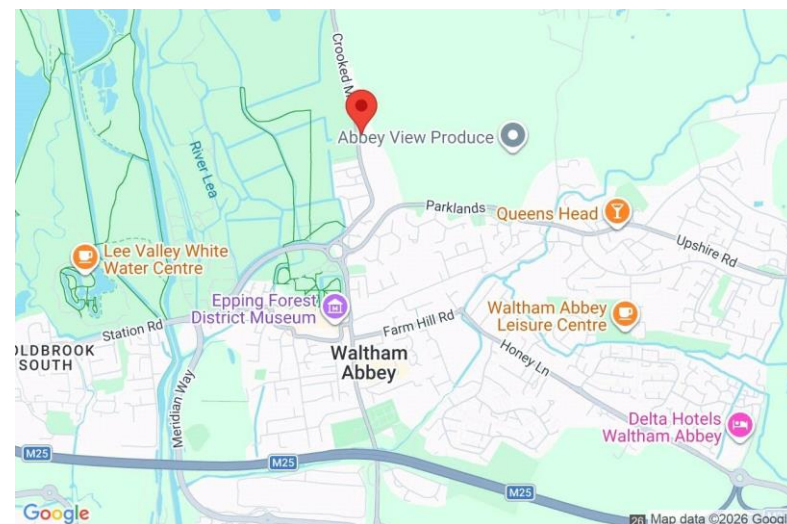
- Former public house premises with four upper bedrooms, large commercial kitchen and restaurant area, upper kitchen and bathrooms (approximately 4,341 sq ft)
- Extensive grounds (approximately 0.909 – 1.09 of an Acre)
- Ample on-site parking
- Prominent roadside frontage
- Junction 25, M25 location
- Flexible layout

Business rates

All interested parties are advised to satisfy their own queries directly with the Local Authority in this regard.

Location

A substantial former public house premises, occupying a generous plot in a highly prominent and accessible position on Crooked Mile at Junction 25 of the M25 motorway.



Method of sale

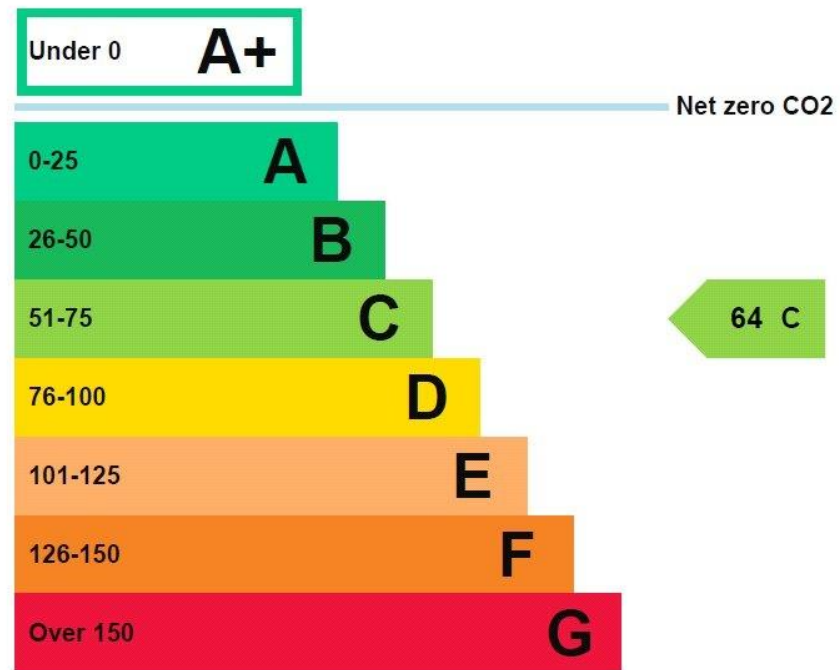
Both parties responsible for their own legal costs.

Viewings

Viewings are strictly by appointment.
Please contact Martyn Gerrard Commercial Department to make an appointment.

EPC

This property's energy rating is C.



Further technical information relating to the property is available at:
www.martyngerrard.co.uk

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Contact information

For further information please
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