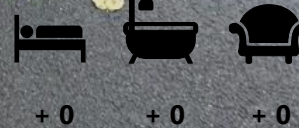




£14,000 per annum

Highbridge Street, EN9 1BD



About the Property

Highbridge Street, Waltham Abbey – Commercial Premises

Duncan Philips are pleased to offer this versatile commercial premises of approx. 860 sq ft located on Highbridge Street, Waltham Abbey. The property is currently operating as a tea room, with the option to purchase the existing business or take the unit vacant.

Features include:

- Roller shutter frontage
- Electric heating
- Guest WC & baby changing facilities
- Kitchen and storage area
- Counter and serving space

The premises benefit from excellent visibility and footfall, situated close to the town centre and market square. Suitable for a variety of uses (STP).

Available by way of a new lease.

Business purchase optional – details on request.

Tenure: To be advised

EPC: D (57)

Council Tax -

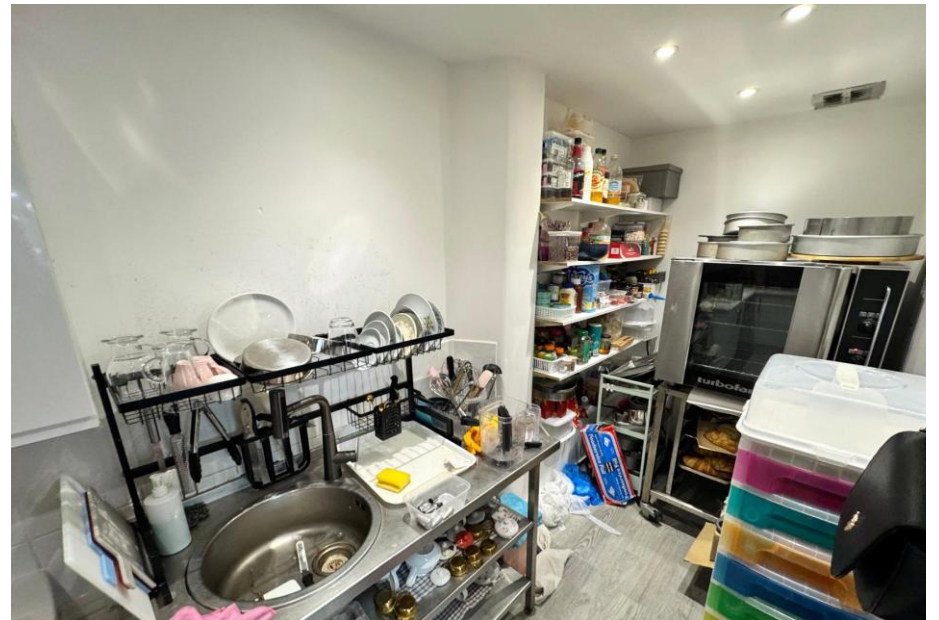






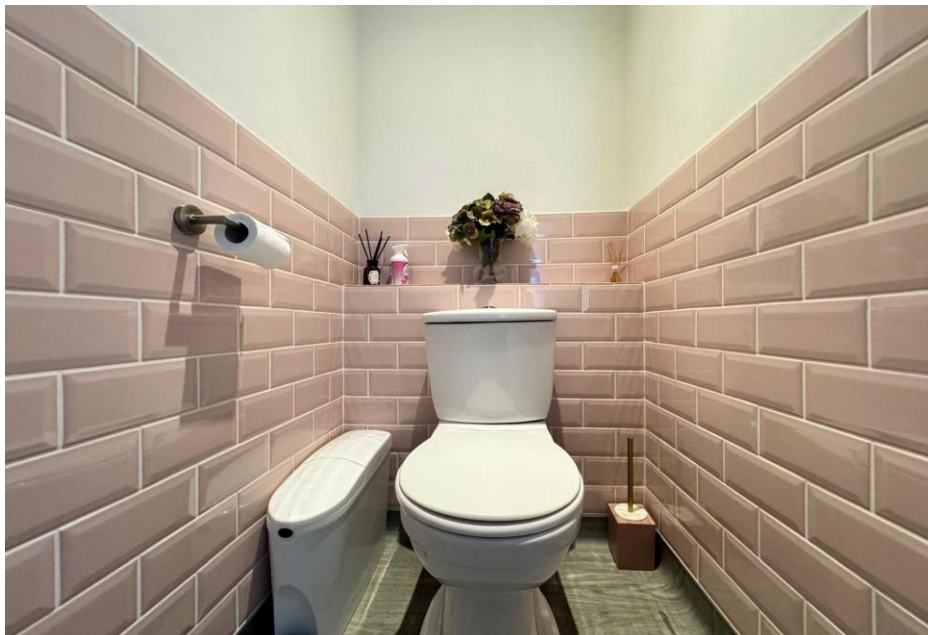
Highbridge Street, EN9 1BD

£14,000 per annum

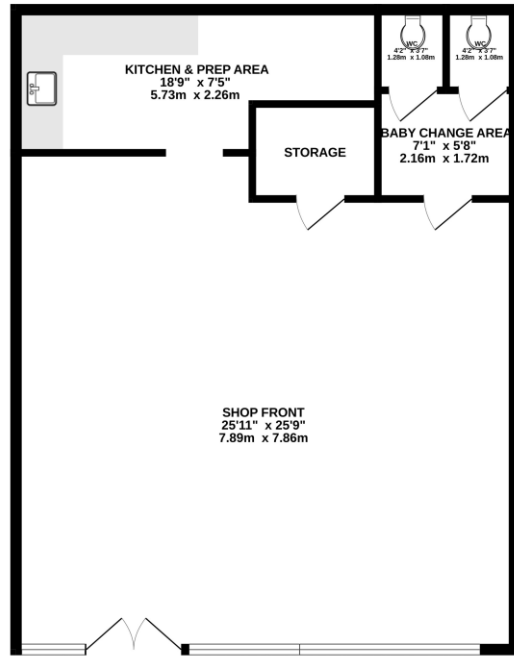


KEY FEATURES

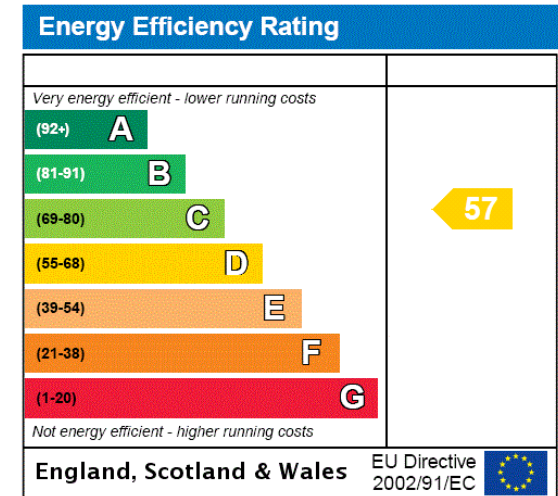
- Lock Up Shop
- Close Proximity to Sun Street
- Close Proximity to Waltham Cross
- Good Transport Links
- Baby Changing Facilities
- WC Facilities
- Kitchen Facilities



GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.