

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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**2x GROUND FLOOR UNITS
TO LET (MAY SELL)**

**7 & 8 MARKET PLACE
WALTHAM ABBEY
EN9 1DP**

**400/401/801 sq.ft.
(37.16/37.21/74.41 sq.m.)**

**7 MARKET
SQUARE
TO LET**

**8 MARKET
SQUARE
TO LET**

These particulars do not constitute an offer or contract contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

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Location

Waltham Abbey is a suburban market town in the Epping Forest district of Essex. Located on the Greenwich Meridian between the River Lea to the west and Epping Forest to the east, with the town being approximately 13.5 miles north of Central London. Waltham Cross mainline station (Zone 7) is located approximately one mile to the west of the subject property offering a frequent commuter service into Liverpool Street station whilst junction 26 of the M25 is approximately 7 minutes away.

The subject property is located in Market Square at the Sun Street junction within the town centre. Nearby occupiers of note include Co-op, Greggs and Lloyds Pharmacy as well as a number of local independent retailers.

Accommodation

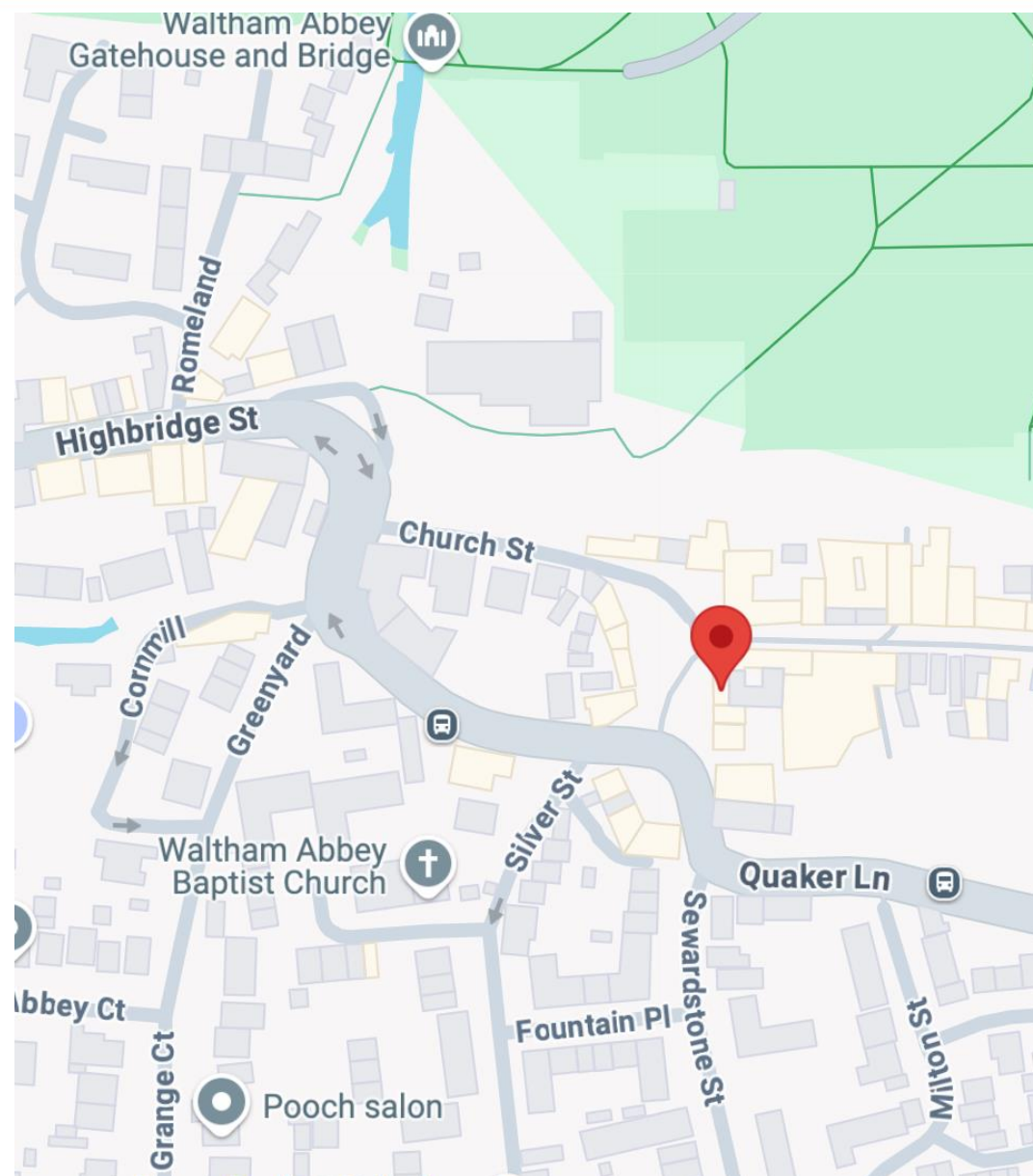
Available accommodation comprises of 2x adjacent ground floor commercial units both laid out as sales area together with ancillary office/stores and single WC. There is a small shared courtyard to the rear of unit 7. Both units are in very good decorative order having been refurbished to a good standard with the approximate floor areas:

	Sq.ft.	Sq.m.
Unit 7 Market Square	400	37.16
Unit 8 Market Square	401	37.25
Total	801	74.41

Floor areas taken from VO website.

NB. Units are available together or separately.

NB. We understand that the existing fixtures & fittings are available to purchase directly from the Tenant by separate negotiation if required.



Terms

Tenure

Leasehold. The units are available by way of new leases directly from the Freeholder at commencing rental of £11,000 per annum exclusive per unit.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Consideration would be given to a freehold sale. Guide price upon application.

Business rates

Payable by the Tenant

Legal costs

Ingoing Tenant(s) to pay both parties reasonable legal costs incurred.

EPC

An EPC will be available shortly.

Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

Services/Utilities

Reference to all/any services, utilities or Fixtures & Fittings in these particulars does not imply they are in full and efficient working order.

Viewing

Strictly by prior arrangement via Freeholders agents as above.



7 MARKET PLACE

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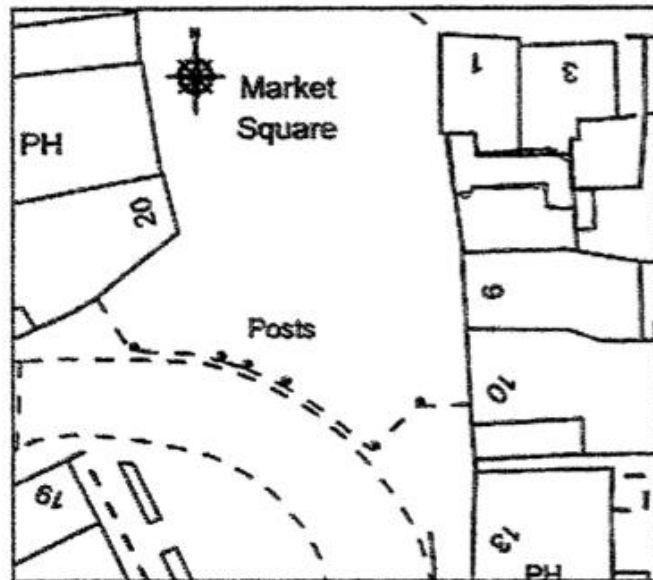
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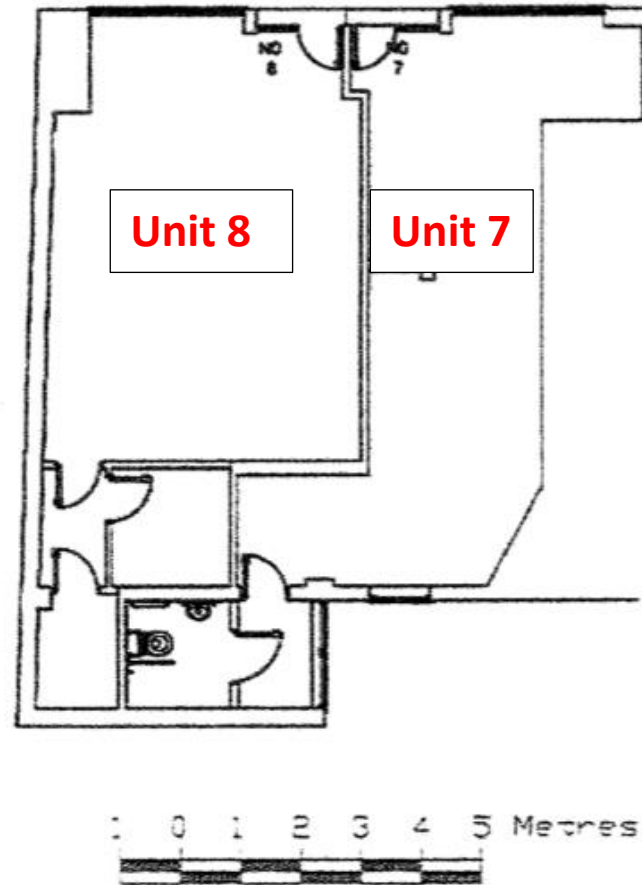
8 MARKET PLACE

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EXTRACT FROM ORDNANCE SURVEY @ 1:500,
SHOWING LOCATION OF DEMISE

GROUND FLOOR PLAN



NOT TO SCALE FOR INDICATIVE
PURPOSES ONLY