

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

**TO LET**

By way of New Lease

**£12,000 Per annum**

Set on Highbridge Street with easy access to the M25 and Waltham Cross station and Highbridge Retail Park. Multiples include TK Maxx, Costa, Pets at Home



***Waltham Abbey***



**Paul Simon Seaton**  
Commercial & Investment

**[www.psscommercial.com](http://www.psscommercial.com)**

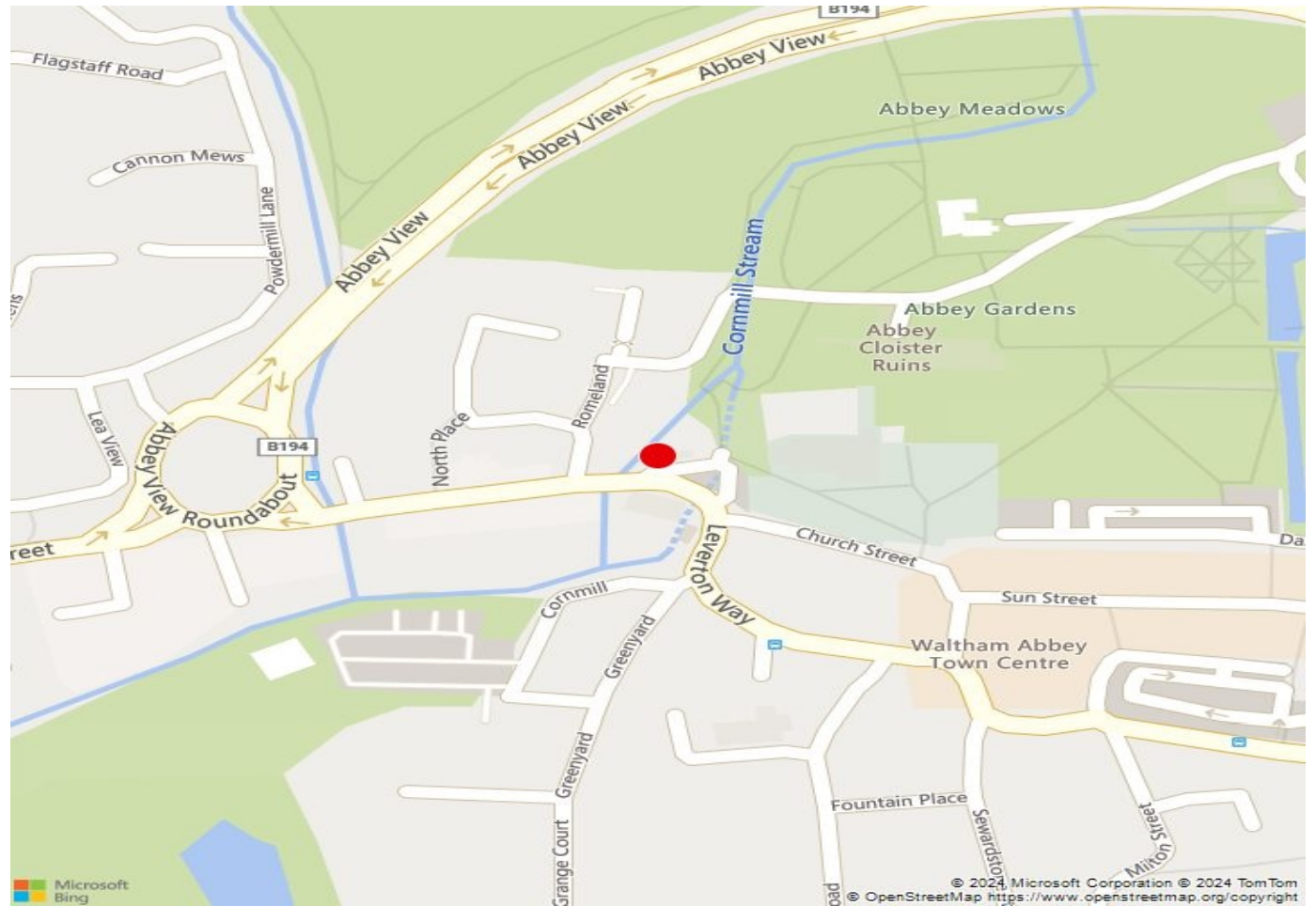
Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

**0208 800 4321**

[info@psscommercial.com](mailto:info@psscommercial.com)

## Description

Lock up shop currently a Tourism Office 320 sq.ft approx. includes storeroom to rear and outside area.



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## Rent

£12,000 Per annum

## Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

## Costs

Each side to bear their own legal fees

## Rates

Rateable value - £4,150 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

## EPC

Energy Rating D Valid Until 2034

## VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## Viewing

Via the owners sole agents PSS Commercial.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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