



Ayers & Cruiks
COMMERCIAL

To Let

350 sq ft

**20 Highbridge Street,
Waltham Abbey, EN9 1BS**

High Street Retail premises to let

- High street location
- High pedestrian footfall
- New lease available
- Rent only £15,500 per annum exclusive



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Summary

- Rent: £15,500 per sq ft
- Business rates: Interested parties are advised to confirm their rating liability with the local authority.
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (63)
- Lease: New Lease

Further information

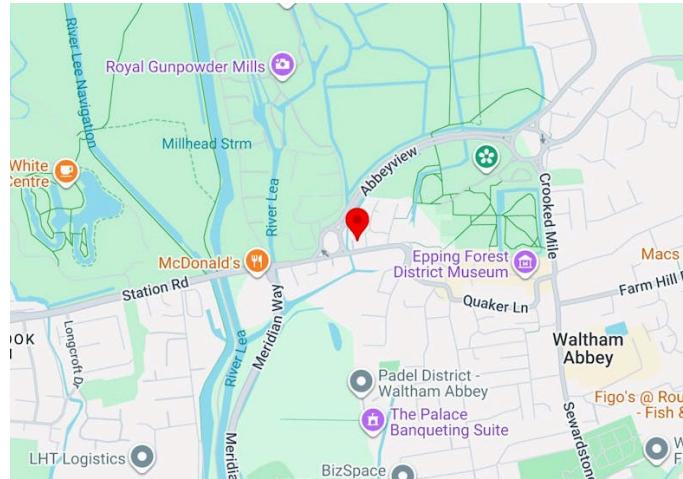
- [View details on our website](#)

Contact & Viewings

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Description

Well-presented retail unit, available on a new long lease at a highly competitive rent. Formerly trading as a tattoo studio, the property currently benefits from Sui Generis. The property may also be used for Class E uses STP.

Location

Situated in a village-style location in Waltham Abbey, Highbridge Street is home to a strong mix of independent local traders and established corporate office buildings. The property benefits from exceptionally high footfall, driven by the surrounding densely populated residential area.

Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

Terms

Available to let on a new lease for a term to be agreed.