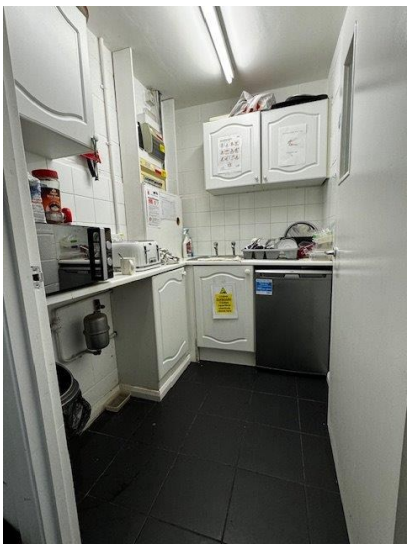
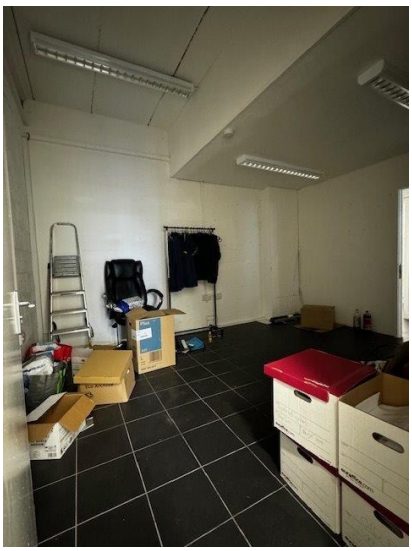
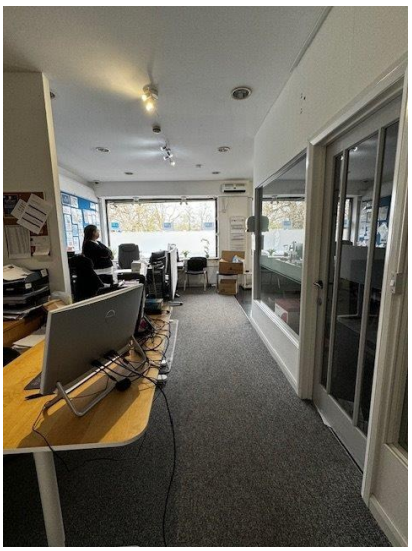
paulwallace commercial
01992 440744
enquiries@pwco.biz

43 HIGHBRIDGE STREET, WALTHAM ABBEY, ESSEX, EN9 1BD









RETAIL SHOP FRONTING BUSY MAJOR ROUNDABOUT

833 SQ FT

FOR SALE

www.paulwallace.co.uk

01992 440744
enquiries@pwco.biz

LOCATION:

43 Highbridge Street fronts the busy B194/121 main Waltham Abbey to Waltham Cross route fronting the busy Abbeyview roundabout midway between Waltham Abbey town centre and the Highbridge retail park.

There is good connectivity out to both junctions 25 and 26 of the M25 and there are numerous routeways down into north and central London via either the Sewardstone Road, Mollison Avenue, Hertford Road and A10.

DESCRIPTION:

A highly visible mid terrace ground floor retail, office and business premises.

Maximum built depth	-	32.90'
Maximum internal width	-	25' 3"
Total	**-**	**833 sq ft**

All dimensions and floor areas are approximate.

Although currently divided into two principle work areas with a security entry door arrangement the premises are capable of a near entire open plan trading arrangement.

* Substantially glazed double shop frontage
* Substantial shop fascia space
* Disabled WC
* Kitchen
* Floor coverings
* Light and power







TERMS: For sale with vacant possession.

PRICE: £199,500, subject to contract only.

VAT: Applicable.

RATEABLE VALUE: We are advised upon a rateable value of £23,000 with effect 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk.

LEGAL COSTS: Each party are to be responsible for their own legal costs.

EPC: To follow.

VIEWING: Strictly by appointment through Aaran Forbes or Tracey Gidley at Paul Wallace Commercial on 01992 440744 or aaran@pwco.biz/tracey@pwco.biz.

C4835

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iv. Paul Wallace Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

v. Rents and prices quoted in the particulars may be subject to VAT in addition