

ON THE INSTRUCTIONS OF CO-OP FOOD RETAIL UNITS TO LET

7-9 Sun Street
Waltham Abbey
EN9 1ER



- Prime Pedestrianised Position.
- Adjacent to Co-op Convenience Store.
- Opportunity to combine to create ground floor area of circa 4,000 Sq. ft.
- Popular Market Town.
- Available Immediately.

■ Location

Waltham Abbey is a suburban market town in the Epping Forest District of Essex. Located on the Greenwich Meridian between the River Lea in the west and Epping Forest in the east, the town is situated 14 miles north of Central London with ease of access to the wider region due to its proximity to Junction 26 of the M25.

■ Description

The units are located in a prime position on Sun Street which is the main pedestrianised retail thoroughfare in the town.

Co-op have recently downsized their store to create these two new retail units alongside a convenience store format.

National multiple retailers in addition to Co-op include Lloyds Pharmacy and Greggs. Otherwise, Sun Street includes a wide variety of quality independent occupiers.

■ Accommodation

The units are arranged on ground floor level only comprising the following dimensions and gross internal areas:

Unit 1 (Left hand facing).

Internal width	8.10 m	26 ft 7 ins
Internal width (rear)	6.70 m	22 ft
Shop Depth	22.00 m	72 ft 2 ins
Ground floor area	168.80 Sq. m	1,816 Sq. ft

Unit 2 (Right hand facing).

Internal width	7.70 m	25 ft 3 ins
Internal width (rear)	6.90 m	22 ft 8 ins
Shop Depth	28.00 m	91 ft 10 ins
Ground floor area	197.10 Sq. m	2,121 Sq. ft

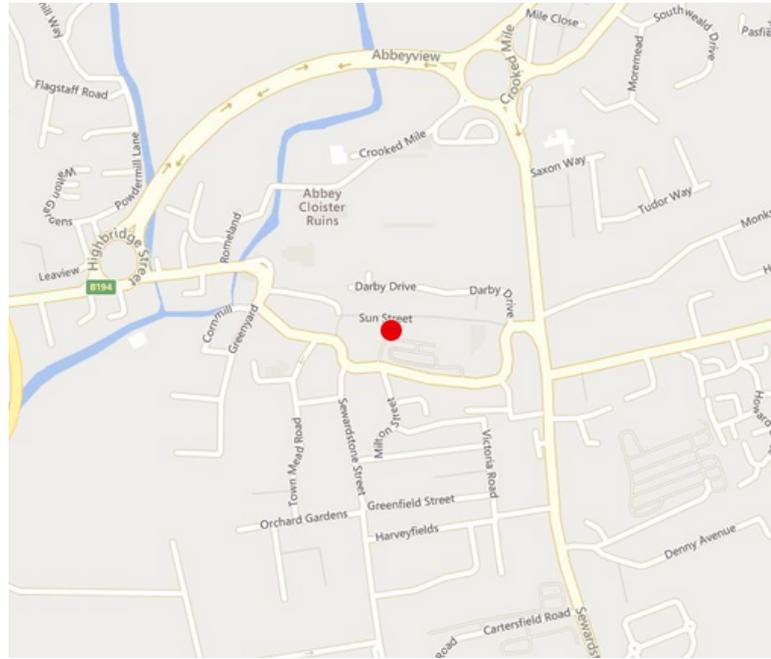
A combination of the units therefore provides a ground floor area of circa 4,000 sq ft.

VIEWINGS - Strictly by appointment

brasierfreeth.com

Damian Sumner
07974 085738
damian.sumner@brasierfreeth.com

Ollie Elderfield
07548 098881
ollie.elderfield@brasierfreeth.com



■ Servicing

The units can be serviced to the rear if required, via the creation of a service corridor.

■ Terms

The premises are available on new full repairing and insuring leases, for a term of years to be agreed.

■ Rent

Unit 1 - £25,000 per annum exclusive
Unit 2 - £25,000 per annum exclusive

■ EPC

Details available upon request.

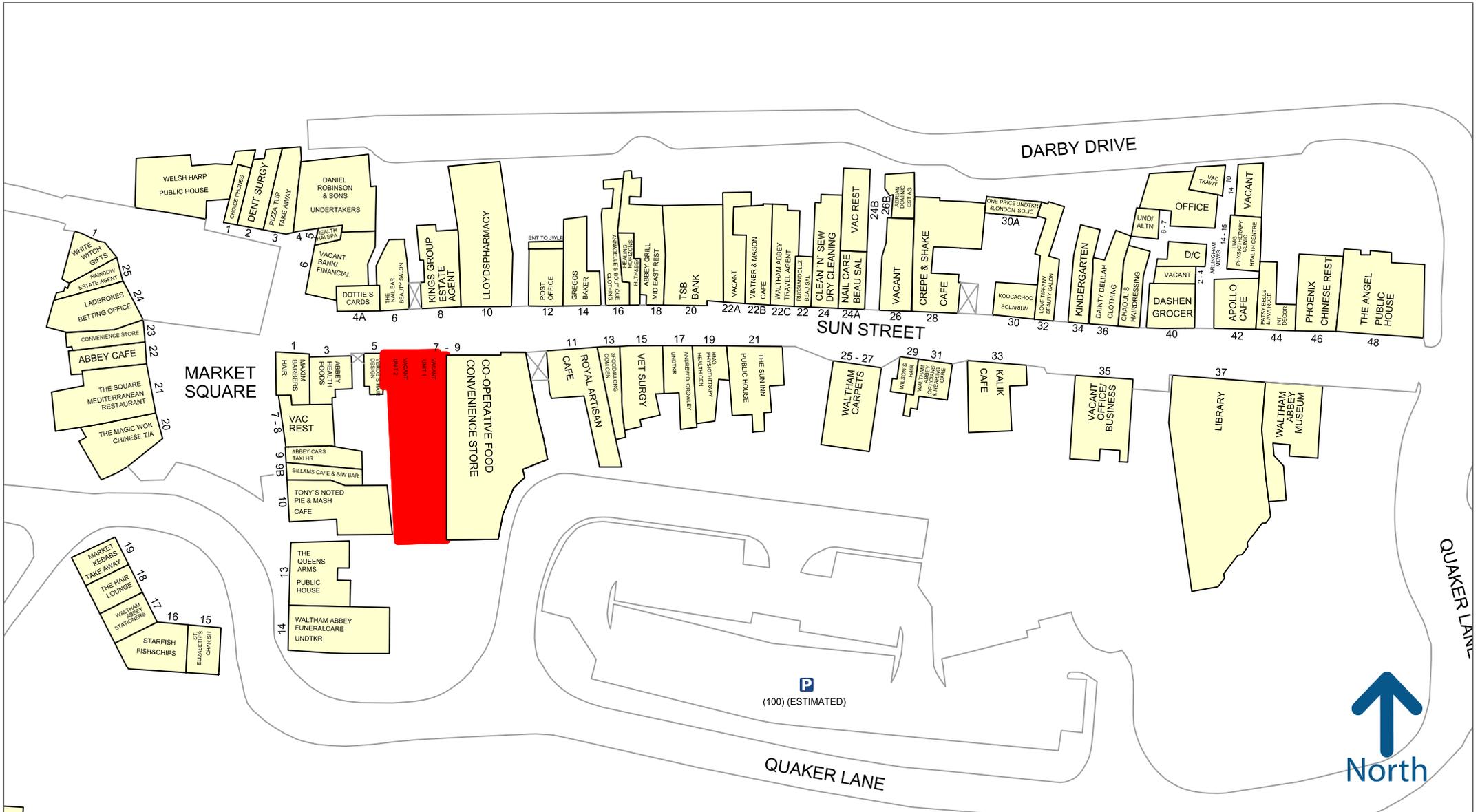
■ Rates

Following the subdivision of the Co-op store, the premises have not been assessed for rates as yet.

Interested parties should make their own enquiries with the Local Charging Authority, Epping Forest District Council 01992 714949.

■ Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.



50 metres

Experian Goad Plan Created: 03/09/2021
Created By: Brasier Freeth

Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

