

# 71 High Street, Waltham Cross, Hertfordshire

£18,500 pa



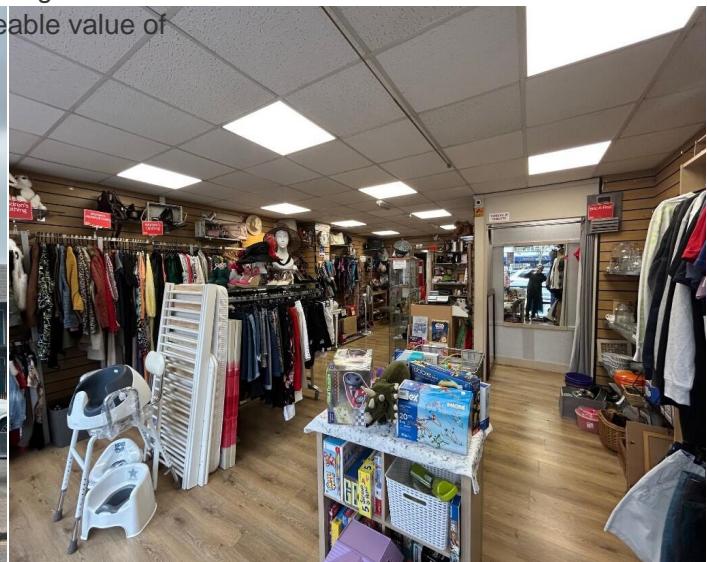
## Full Description

The property is located on the High Street Waltham Cross being a busy retail area off Monarchs Way. The shop premises is within walking distance to Theobalds Grove train station with regular links to London Liverpool Street. There is plenty of car parking in the High Street and the Waltham Cross High Street car park positioned 200 yds. north of the shop premises. There are a number of other independent trades positioned on the High Street, with national retail brands located within a short walking distance. The lock-up shop is accessed directly from the pavement and offers a bright open plan retail space with adjoining kitchenette, w.c. and storage area to the rear. Accommodation (The floor areas are net internal and all sizes are approximate) Shop Frontage 4.79m (15.7ft) Sales area to include a small office (stud partition walls). 4.79m (15.7ft) x 9.16m (30ft) Rear storage area 5.2m (17ft) x 2.09m (6.8ft) Kitchen and additional storage rooms 4.3 m(14.1ft) x 1.62m (5.3ft) Rear storage sheds. Separate W.C. Net Internal Area (Not including toilets or rear storage sheds) 62m<sup>2</sup> (668ft<sup>2</sup>). Lock up shop premises in busy high street location in Waltham Cross. EPC C. Predominantly open plan shop premises currently let to a charity shop. Vacant possession available in August 2025. New lease

available. Use class order E. Located in line with other retail premises.

**Terms** The shop premises is available to rent under a new Full Repairing and Insuring Lease, on terms to be agreed at a starting rental of £18,500 per annum exclusive. **Deposit** A deposit of three to six months rent will be required to be held for the duration of the lease by the landlords managing agent subject to the receipt of satisfactory references. **References** All incoming tenants will be required to complete Anti Money Laundering and credit checks and provide satisfactory references from their accountant, solicitor and current/previous commercial landlord. Proof of funds will also be required. **Service Charge** The shop tenant will be liable for periodic payments for all communal matters such as repairs to downpipes, gutters, clearance of rubbish etc. **Planning** The property falls within the London Borough of Broxbourne and can be used for retail purposes under the Use Class Order E. All tenants are to satisfy themselves with regard to the Use

Class Order. **Business Rates** The premises have a rateable value of £12,500. Rates payable £6,437.50. (2025 / 2026).



## Contact Us

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