



PLEASE NOTE: The Landlords are not obliged to accept any offers and will make their choice of tenant based on the suitability of the applicants, their financial status and the trade/business that is proposed. We will be pleased to answer any questions and look forward to your call.

Important Notices:

Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamsons Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract.

Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items in photographs are not necessarily included.

Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamson Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings.

Williamson Dace Brown LLP is a limited liability partnership and is registered in England (OC327608), Registered address: 22 Cannon Hill, London, N14 6BY



WILLIAMSON
DACE | BROWN



71 High Street Waltham Cross EN8 7AE

- £18,500 per annum exclusive.
- Retail premises to let. Available August 2025.
- Use Class E.

Useful lock up shop premises situated on the High Street in a busy retail area of Waltham Cross. 0.5 miles South of Theobalds Grove over ground train station. The property is arranged over the ground floor only. Approx. 62m². (668t²) NIA.



WILLIAMSON
DACE | BROWN

Williamson Dace Brown
22 Cannon Hill, Southgate, London N14 6BY
Tel: 020 8886 4407
www.wdbproperty.co.uk



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)

62m² (668ft²).

- 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.





Energy performance certificate (EPC)

71 High Street WALTHAM CROSS EN8 7AE	Energy rating C	Valid until:	16 June 2033
		Certificate number:	3079-4081-4515-9407-0544

Property type: Retail/Financial and Professional Services

Total floor area: 67 square metres

Rules on letting this property

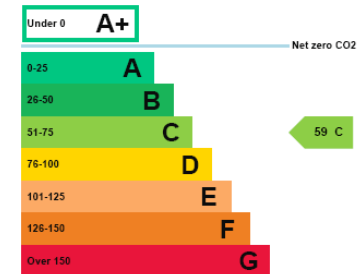
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

9 A

If typical of the existing stock

35 B



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).

Viewings By appointment only.

Letting and Managing Agents

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