

RAPLEYS
Harston+Co

118 High Street

Waltham Cross, EN8 7BX

Freehold Development Opportunity With Implemented Planning



Investment / Development Summary

- Excellent connectivity, located a short walk from Waltham Cross Railway Station and the town's principal bus interchange, providing direct train links to Tottenham Hale and Liverpool Street.
- The property is conveniently located close to the A10, M25 (Junction 25) and M11 corridors, providing excellent road access across London, Hertfordshire and the South East.
- Prominent vacant former Poundland occupying a strategic position in the heart of Waltham Cross High Street.
- Freehold opportunity extending to approximately **16,574.4 sq ft (1,539.8 sq m)** arranged over ground, first and second floors.
- Benefiting from substantial frontage to the town's principal retailing pitch.
- Existing Class E use allowing a wide range of retail, leisure, food and beverage, gym, medical, and office occupiers.
- Implemented planning permission for the redevelopment and extension of the building to provide a **60-bedroom hotel and 10 residential apartments**.
- Planning consent includes additional massing, providing significant redevelopment value and an opportunity to capitalise on approved built form.
- Alternative repositioning potential for residential, serviced accommodation, co-living, social housing, supported living, healthcare, or other mixed-use schemes, subject to planning.
- Side and rear servicing access via the adjacent Iceland car park with rights reserved for pedestrian and vehicle access.
- Rear yard which could provide parking, servicing, or storage accommodation.

Offers invited in excess of **£1.5 million**, exclusive of VAT.
A purchase at this level would reflect a **low capital value**
of **£90 psf**.





Waltham Cross 

Pavilions
Shopping Centre

Waltham Cross 

118 High Street
Waltham Cross, EN8 7BX

Royal Mail

Embassy Residential

Iceland Car Park

Iceland



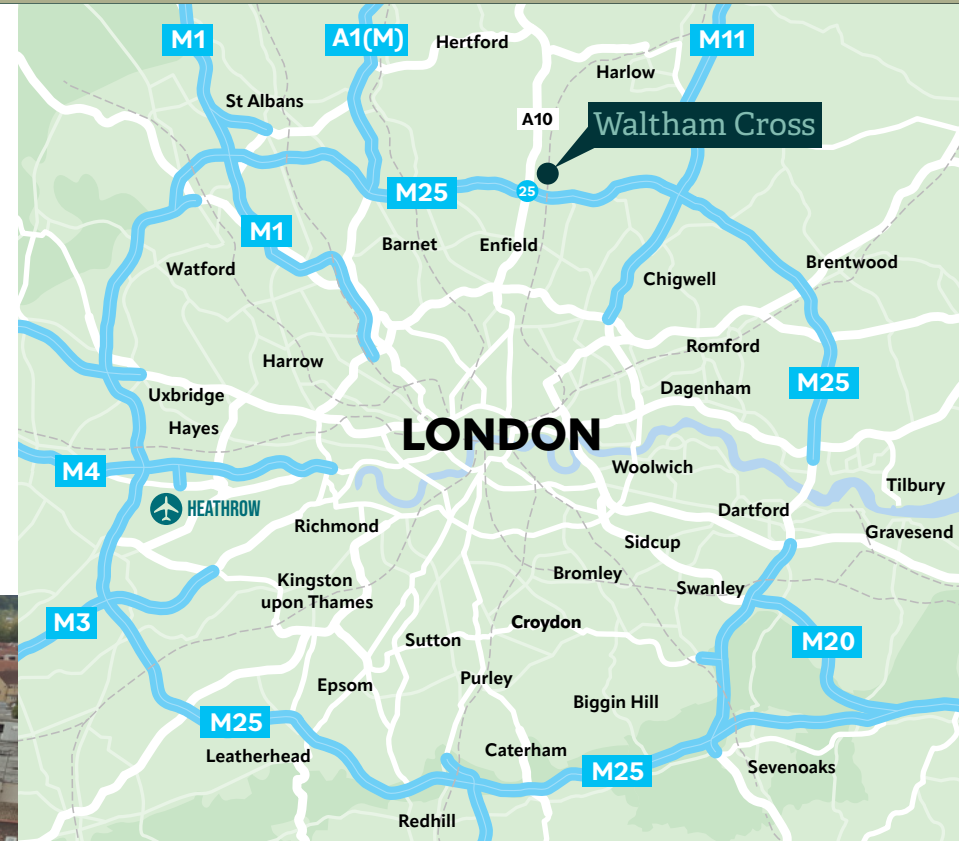
Location

Waltham Cross is a well-established commuter and commercial centre located immediately north of Greater London, within the Borough of Broxbourne.

The town benefits from exceptional transport connectivity, making it an attractive location for residential and commercial development. Waltham Cross Railway Station is within easy walking distance of the property and provides regular services to Tottenham Hale and London Liverpool Street, whilst Tottenham Hale offers direct connections to the Victoria Line, Stansted Express and wider London Underground network.

The property is also conveniently located close to the A10, M25 (Junction 25) and M11 corridors, providing excellent road access across London, Hertfordshire and the South East.

The town serves a substantial local population and benefits from strong footfall generated by nearby retail, leisure and transport facilities.



Catchment & Demographics

Waltham Cross benefits from a substantial 15-minute drive-time catchment of 255,208 people, providing a strong platform for retail, leisure and residential development. The area is characterised by a robust socio-economic profile, with 18.1% AB, 32.9% C1 and 21.4% C2 households, representing a significant proportion of affluent and economically active consumers.

The catchment is further supported by a strong working-age population, with 28.7% aged 25-44 and 23.8% aged 45-64, underpinning demand for housing, retail, leisure and other commercial uses.



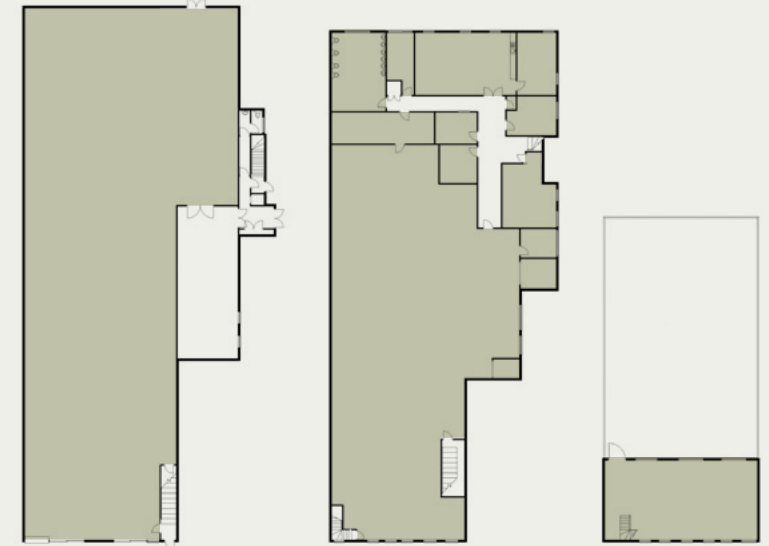
Situation

The property occupies a prominent position on Waltham Cross High Street, at the heart of the town's established retail and leisure offering. Benefiting from significant frontage and excellent visibility, the property sits amongst a strong mix of national and regional occupiers including **Barclays**, **Sainsbury's**, **Iceland**, **Wetherspoon**, **Vodafone**, **Savers**, **Costa Coffee** and **Nationwide Building Society**.

Waltham Cross Railway Station and the town's principal bus services are within easy walking distance, whilst nearby public parking facilities further enhance accessibility for visitors, customers and residents.



Floor Plans



Description

The property comprises a substantial former Poundland store extending to approximately 16,574 sq ft arranged over ground, first and second floors.

The accommodation benefits from an extensive retail frontage and provides flexible floorplates suitable for a range of occupier requirements and redevelopment strategies.

Vehicle and pedestrian access is available via the adjoining Iceland car park, where rights have been reserved within the title. A rear yard area provides additional servicing and parking accommodation.

The building is currently vacant, allowing a purchaser immediate control of the asset and the ability to implement a chosen business plan without requiring vacant possession.



Development & Repositioning Opportunity

Implemented Planning Consent

The property benefits from implemented planning permission [Planning application : 07/20/1084/F] for the demolition of the existing building and erection of a four to five storey new build hotel (Class C1), consisting of 60 bedrooms, a commercial unit (Class E), and a new build six-storey residential development (Class C3), consisting of 10 dwelling units to the rear (Re-submission 07/20/0216/F).

Further details are available upon request.

The consent delivers additional approved massing beyond the existing building envelope, creating a significant opportunity for a purchaser to benefit from the established planning position.

Whilst the approved scheme comprises a hotel-led development, the approved massing and implemented consent may offer a purchaser a valuable platform from which to explore alternative uses, subject to obtaining any necessary consents.

The property is suitable for a variety of alternative uses, subject to planning, including residential, build-to-rent, co-living, supported housing, senior living, healthcare and mixed-use redevelopment schemes.

Purchasers are encouraged to undertake their own planning investigations regarding alternative development proposals.





Proposal

We are instructed to seek offers in excess of **£1.5m**
(One Million Five Hundred Thousand Pounds)

Exclusive of VAT and subject to contract.

Further information, planning documentation and technical information are available upon request.

Contacts

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Asset Management Opportunities

The property presents a number of potential strategies for value enhancement, including:

- Letting the existing accommodation for retail, leisure, food & beverage, gym or other Class E uses.
- Interim income generation pending redevelopment or repositioning.
- Conversion of upper floors to alternative uses, subject to planning.
- Implementation of the existing planning consent or alternative redevelopment.
- Comprehensive mixed-use redevelopment incorporating commercial and residential uses.

Tenure

Freehold [Title number: HD245577]

The property benefits from rights of access on foot and by vehicle via the adjacent Iceland car park.

VAT has been elected.

On the instructions of Eastway Estates

EASTWAY ESTATES

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