

# PRIME SHOP TO LET



## 6 KING STREET, SAFFRON WALDEN, ESSEX, CB10 1ES

### LOCATION

Saffron Walden is an attractive and affluent commuter market town within Uttlesford District in rural North Essex. The town has a resident population of 15,000 and is a popular tourist destination due to its charm, character and wealth of medieval Listed buildings.

The town is served by Audley End Station less than 3 miles away which provides a regular service to London's Liverpool Street in approximately 55 minutes and Cambridge in approximately 20 minutes. By road the M11 can be accessed at Junction 6 Bishops Stortford and Stansted airport is within 19 miles.

### SITUATION

The property is located on King Street, which is the prime retailing thoroughfare in the town, connecting to the Market Square to the east and High Street to the west. Nearby occupiers include Clinton Cards, New Look and Monsoon.

### DESCRIPTION

Well configured ground floor retail accommodation.

### ACCOMMODATION

The property has the following approximate dimensions and areas:-

GF Sales	92.52 sq.m	996 sq.ft
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### LEASE TERMS

The shop is available on a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly rent reviews.

### RENTAL

We are seeking offers in the region of **£50,000 pax**.

### RATES

We understand the property is assessed as follows:-

Rateable Value	£46,500
Rates Payable	£23,203 (approx)

As at June 2020, we understand that no rates are currently payable, but interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

### ENERGY PERFORMANCE CERTIFICATE

The property is a Listed Building so an EPC may not be required.

### LEGAL COSTS / VAT

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

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

### FURTHER INFORMATION/VIEWING

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#### Arkwright & Co

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Subject to Contract  
March 2020

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#### Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.