

**THE OLD FIRE STATION**

5 Church Street  
Sawbridgeworth  
Hertfordshire  
CM21 9AB



**TO LET.** ASSIGNMENT OF EXISTING LEASE

**SELF-CONTAINED TWO-STOREY RETAIL UNIT**

1,509 SQ FT (140.26 SQ M)



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## Location

The subject property is in Sawbridgeworth within Hertfordshire.

Sawbridgeworth is a town and civil parish in Hertfordshire, close to the border with Essex. It is 12 miles (19 km) east of Hertford and 9 miles (14 km) north of Epping.

The property is located at the end of Church Street off Knight Street and The Square.

## Description

The property formerly an Old Fire Station is a two storey Grade II Listed building and comprises of a retail unit at the front with kitchen, WC and storerooms at ground floor level. There is loading facilities available at the front of the shop. There is also a small courtyard area/garden at the rear of the property.

The first-floor accommodation provides an open plan office with storeroom, WC and a small kitchenette.

## Accommodation

The property provides approximately a net useable area of 1,509 sq ft (140.26 sq m),

## Features

- Grade II Listed property?
- Security alarm
- Roller shutter loading door 2.52 m wide x 2.3 m high
- Gas supply
- Electricity supply
- WC facilities on each floor
- Small courtyard area/garden at rear
- Air cooling at first floor
- Heating via radiators
- Kitchen facilities
- Storerooms
- Office at first floor

## Tenure

The property is available by way of an assignment of the existing lease expiring on 24<sup>th</sup> February 2027.

## Rental

The passing rental is £22,000 per annum, exclusive.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £10,750. The UBR for 2023/24 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

## Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

## VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

## Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

