



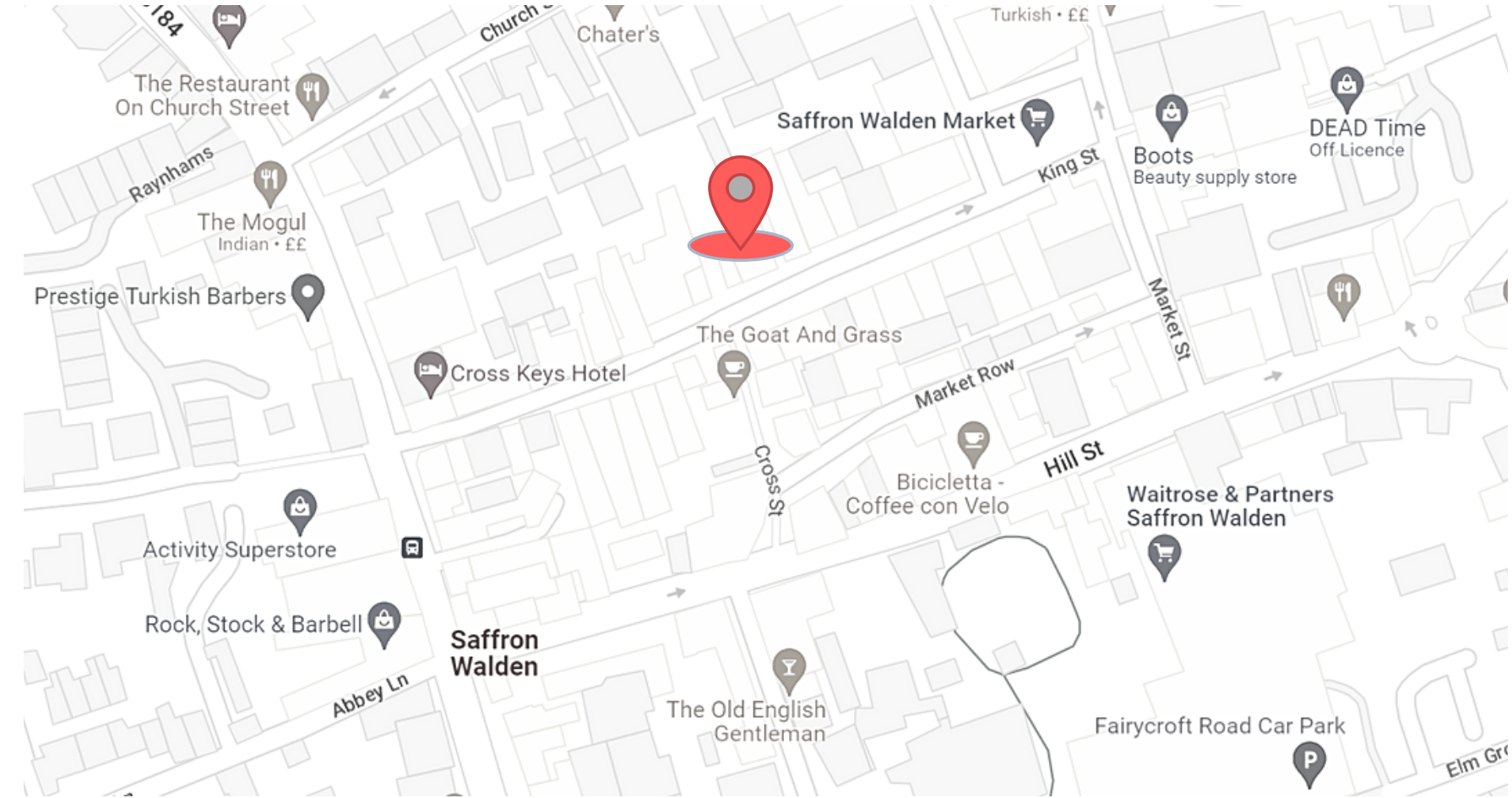
10 King Street
Saffron Walden
CB10 1ES

Prime retail unit to let

LOCATION

King Street is the central shopping street of Saffron Walden. It has a balanced combination of independent retailers, cafes, and several modern emerging brands. Adjacent to the property is Crew Clothing, with other nearby retailers including Phase Eight, Sea Salt, Costa, Fat Face, and Holland and Barrett.

Saffron Walden is approximately 15 miles south of Cambridge and has a wealth of historic buildings and gardens, making it a vibrant tourist destination with the traditional market days on Tuesday and Boutique market days on Saturday.



DESCRIPTION

The property is the centrepiece of King Street with a prominent façade of stone arches and a fully fitted internal area of 2,500 Sq. ft. The property would suit a variety of uses.

ACCOMMODATION

The property has the following approximate dimensions and floor area:-

Internal width	8.53 m	28 ft
Shop depth	28.04 m	92 ft
Ground floor total area	239.78 Sq. m	2,581 Sq. ft

TERMS

A new full repairing lease for a term of 10 years subject to vacant possession.

RENT

Commencing rental offers are sought in the region of £80,000 per annum exclusive.

VIEWINGS - Strictly by appointment

Anthony Appleby
 020 3828 8531
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Or our joint agents
 Arkwright & Co - 01799 668600
bertie.arkwright@jarkwright.co.uk

brasierfreeth.com

EPC

Further details available upon request. B 41.

RATES

The VOA website shows that the new Rateable Value from April 2023 will be £56,000.

For rates payable from 1st April 2023 please refer to the Local Charging Authority, Uttlesford District Council - 01799 510510.

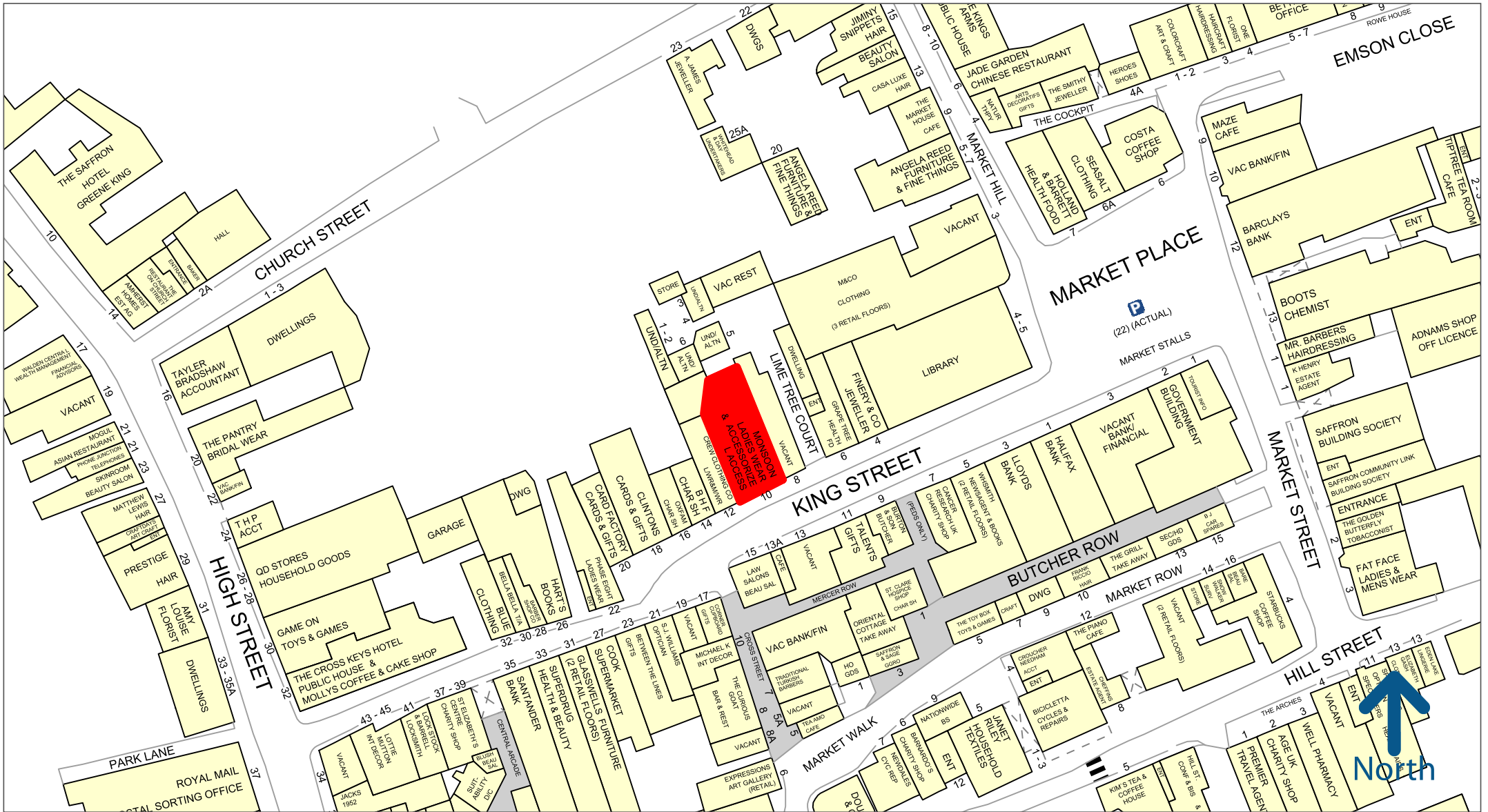
LEGAL COSTS

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

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >



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