



Mullucks

13-13a King Street, Saffron Walden, Essex CB10 1HE



PRIME LOCATION SHOP

1,626 SQ FT (151.06 SqM)

- 1022 sq ft Retail Area
- 604 sq ft Basement Storage
- 4.1m Display Window
- Additional 1.6m Window
- Grade II* Listed Building
- Exposed Beams and Posts
- Rateable Value: £47,250
- VAT is not charged
- EPC Rating - C- 62

Ground floor retail 94.97 sqm (1022 sq ft)
Basement 56.11 sqm (604 sq ft)

Shop Width 11.9m max reducing to 8.8m
Shop Depth 10.3 max

Other occupiers in the vicinity include Clinton Cards, Crewe Clothing, Monsoon, Grape Tree and WHSmith as well as gift ware, hairdressers, restaurant and the town's banks.

The twice weekly market is held on Market Place and King Street (Tuesday and Saturday).

TERMS

Available to let on a new full repairing and insuring lease for a term of 6 years, subject to a rent review at the end of the third year.

The rent for the first three years will be subject to fixed annual increases:

Year 1	£30,000 per annum
Year 2	£34,000 per annum
Year 3	£38,000 per annum

Buildings insurance is charged separately, approximately £2,680 per annum.

A deposit will be required to be held for the duration of the term. Further details available upon request.



BUSINESS RATES

We understand that the property has a Rateable Value of £47,250.

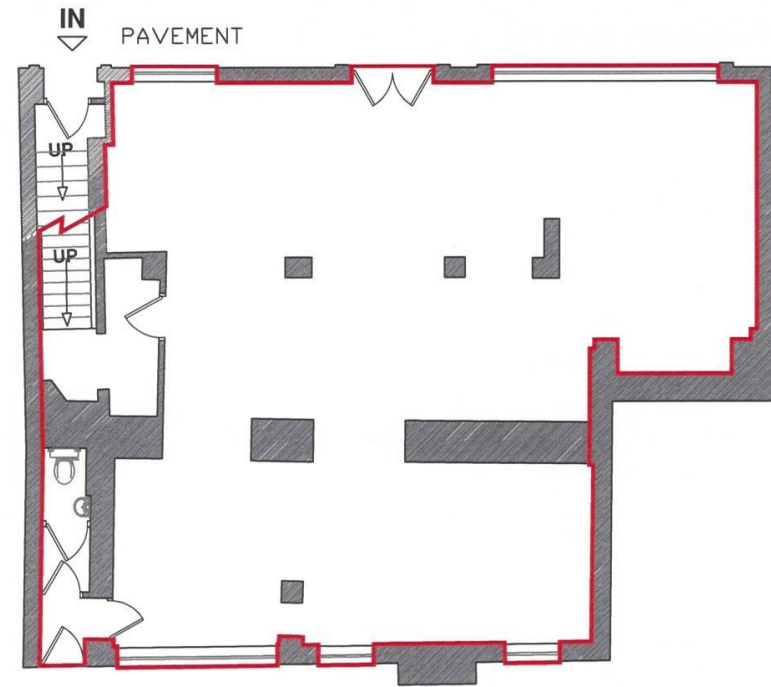
Prospective occupiers should make their own enquiries of Uttlesford District Council (01799 510510) to verify the Business Rates payable.

LEGAL COSTS

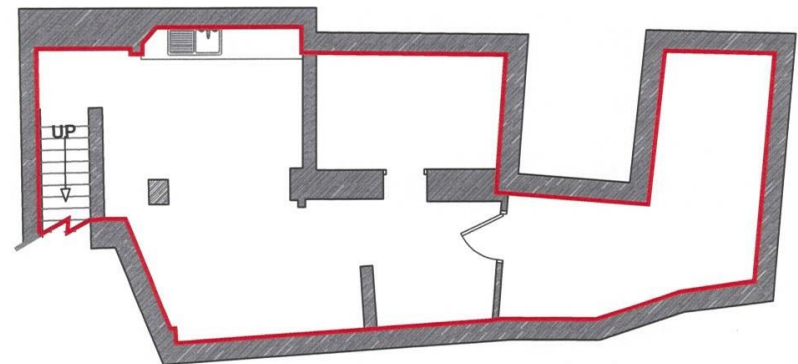
The tenant is to make a contribution of £500 + VAT (£600) towards the landlord's legal fees. This sum is to be deposited with solicitors prior to legal documentation being issued.

REFERENCES

Prospective tenants will be required to provide business accounts and satisfactory bank, accountant and two trade references (if applicable). A fee of £60 inclusive of VAT is payable towards processing these references.



GROUND FLOOR



BASEMENT

VAT

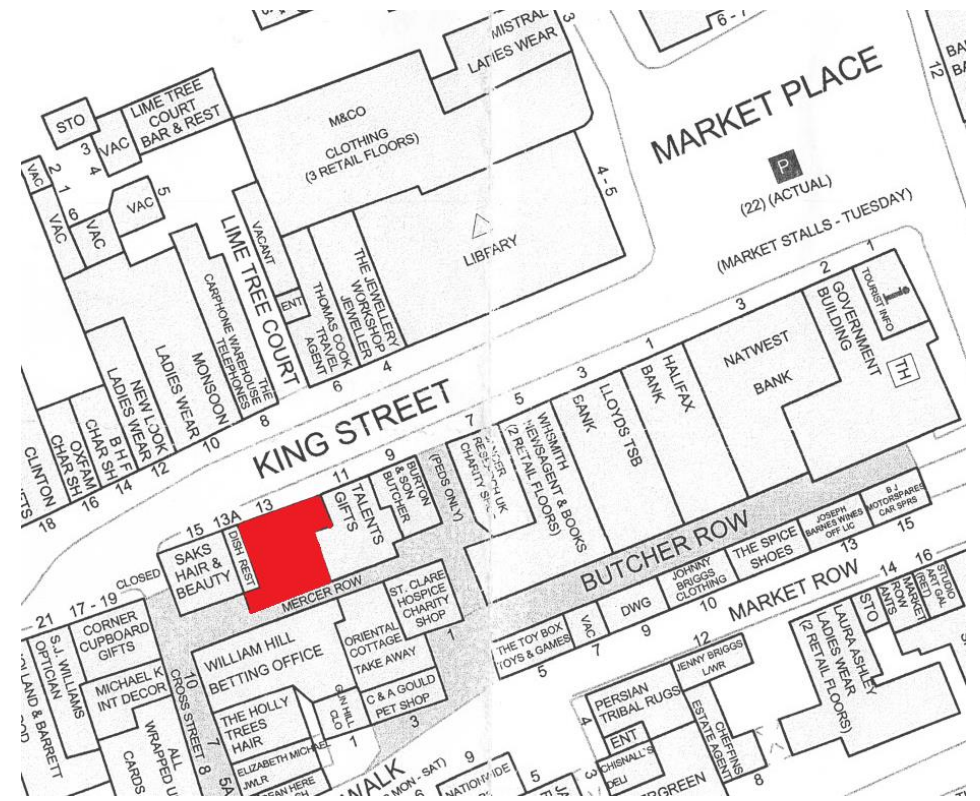
Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is not charged on sums due.

MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. Further information upon request.

CONSUMER PROTECTION REGULATIONS

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or online at <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>



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