



## TOWN CENTRE OFFICE

690 SQ FT (64.1 SQM) APPROX

# TO LET

4a Gold Street  
Saffron Walden  
Essex  
CB10 1EJ

- Two Car Parking Spaces
- Large Open Plan Office
- Reception Office
- Self Contained
- Gas Central Heating
- Rateable Value £11,000
- VAT is not charged
- EPC Rating - E

**RENT £9,500 per annum exclusive**

## DESCRIPTION

Gold Street is a mixed commercial and residential street located close to the centre of Saffron Walden.

Number 4 is located close to George Street and comprises a first floor office suite of two rooms. The office is self-contained with its own entrance from Gold Street. Two parking spaces are allocated to the office in the rear shared car park.

The office provides reception office/working landing and a large open plan office with windows front and rear, giving plenty of natural light. A single wc is located at the far end of the office.

Reception/Landing Office	18.13 Sqm (195 Sq Ft)
Main Office	46 Sqm (495 Sq Ft)

## TERMS

The property is available by way of a new full repairing and insuring lease for a minimum term of 3 years.

The letting is to be outside the security of tenure provisions of the Landlord and Tenant Act.

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

## SERVICE CHARGE

A service charge is levied towards maintenance and decoration of the building and car park, electricity, water and drainage.

Buildings insurance is charged separately.

## BUSINESS RATES

We understand that the property has a Rateable Value of £11,000.

Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. 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.

## AGENTS NOTE

Part of the property is Listed. Further information upon request. The Landlord will be replacing the windows with double glazed units, whereupon a new Energy Performance rating will be undertaken.

## 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.

## 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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