



## TOWN CENTRE SHOP TO LET

360 SQ FT (33.72 SQM) APPROX

15a George Street, Saffron Walden, Essex, CB10 1EW

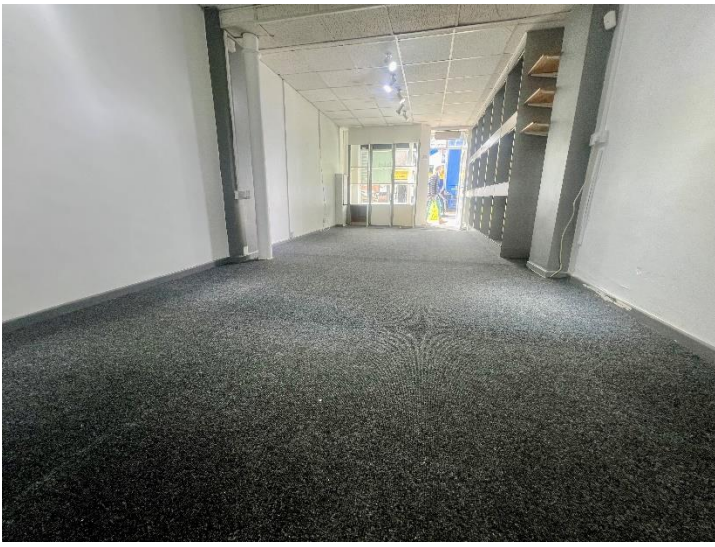
George Street is situated off the High Street and forms part of the main route to Saffron Walden's town centre and car parks. Retailers in the vicinity include footwear, nail bar, hair and beauty, butchers and fishmongers.

15a George Street is a mid terrace shop with attractive display window, and is mainly open plan with a small store towards the rear which leads to a single wc.

Shop Width 3.45m  
Shop Depth 9.81m

- 1.8m Window Frontage
- 8m Retail Depth
- 9.81m Shop Depth
- Self-Contained
- Electric Heating
- Rateable Value £8,300
- VAT is not charged
- EPC Rating B-43

RENT £11,000 per annum exclusive



## TERMS

The property is available to let on a new full repairing and insuring lease for a minimum term of 5 years. The lease will be outside of the Security of Tenure Provisions of the Landlord & 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 external building maintenance, common area upkeep and estate management. The service charge for the year is approximately £220 per annum.

Buildings Insurance is charged separately, currently approximately £591 per annum.

## BUSINESS RATES

We understand that the property has a Rateable Value of £8,300. 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.

## AGENTS NOTE

Uses which compete with neighbouring shops will not be considered. Restaurant and takeaway uses will not be considered.

## LEGAL COSTS

The tenant is to make a contribution of £500 + VAT (£600) towards our client'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.

## VAT

Unless otherwise stated, all sums 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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