



PRIME LOCATION RETAIL UNIT

1,700 SQ FT (157.93 SQM) APPROX

TO LET

1 King Street
Saffron Walden
Essex
CB10 1HE

- 1,400 Sq Ft Ground Floor
- 300 Sq Ft Basement
- 6.3m Frontage
- Mainly Open Plan
- Rateable Value £34,500
- VAT is not charged
- EPC Rating - C

**RENT £45,000 per annum
exclusive**

Mullucks

01279 755900 | mullucks@mullucks.co.uk

DESCRIPTION

1 King Street is prominently located on the edge of Market Place, where the twice weekly market is held. Other occupiers in the area include Lloyds Bank, Boots Pharmacy, Seasalt, Peacocks, Costa Coffee, Holland & Barrett, Saffron Walden Town Council and the library.

Currently occupied by the Halifax, the shop provides ground floor retail with internal office, cleaners store, staff room, and a store to the rear. Staff wc's are situated at the rear of the building and personnel access to Butchers Row. A basement provides an additional dry storage area.

Retail Width	6.78m (max)	4.5m (min)
Retail Depth	17.1m (max)	
Built Depth	20.95m approx	
Retail Area	1,054 sq ft approx	
Ancillary & Basement	646 sq ft	

TERMS

Available to let on a new full repairing and insuring lease for a minimum term of 5 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 buildings maintenance and estate management. The service charge for the year is to be confirmed. Buildings insurance is charged separately - to be confirmed.

BUSINESS RATES

We understand that the property has a Rateable Value of £34,500. Prospective occupiers should make their own enquiries of Uttlesford District Council on 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.

VAT

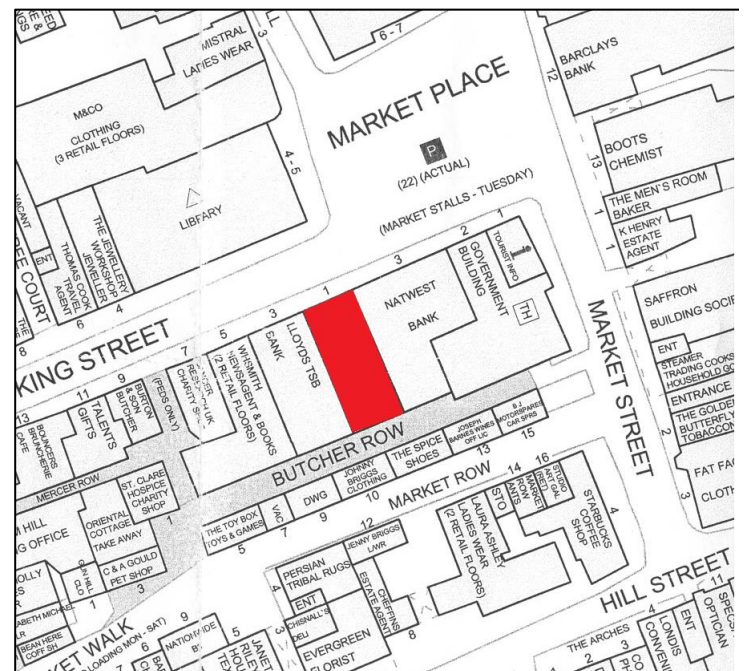
Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is not charged on sums due.

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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