



GODDARDS
INTERIORS

We've moved
How to find our new showroom
GI
Chalk Place, Thurfield Road
Saffron Walden CB10 1EH
We look forward to seeing you again soon

MultiStocks

Salaman House

23a Hill Street, Saffron Walden, Essex, CB10 1EH



TOWN CENTRE (FORMER) SHOWROOM

2,047 SQ FT (190.17 SqM)

Salaman House is a former Baptist Chapel, positioned in the heart of the town accessed via Elm Grove and adjacent to the town's Waitrose supermarket and Faircroft Road car park, in a mixed commercial and residential area.

Salaman House is arranged over two floors, and has until recently traded as a kitchen showroom. The property is detached and stands in its own gated grounds providing parking for approximately 6 cars.

Ground floor 117.66 sqm (1266 sq ft)
Comprising sales area, rear offices and WC

First floor 72.6 sq m (781 sq ft)
Sales/office area.

- Grade II Listed Building
- Detached Building
- "E" Use Class
- Private Parking
- Close to Waitrose
- Rateable Value : £18,000
- EPC Rating - D
- VAT is not charged

TERMS

Available for sale or to let:

PRICE Offers in the region of £400,000

RENT £30,000 per annum exclusive

Available to let on a new full repairing and insuring lease for a minimum term of 5 years. A deposit will be required to be held for the duration of the term. Buildings insurance is separately levied. Further details available upon request.

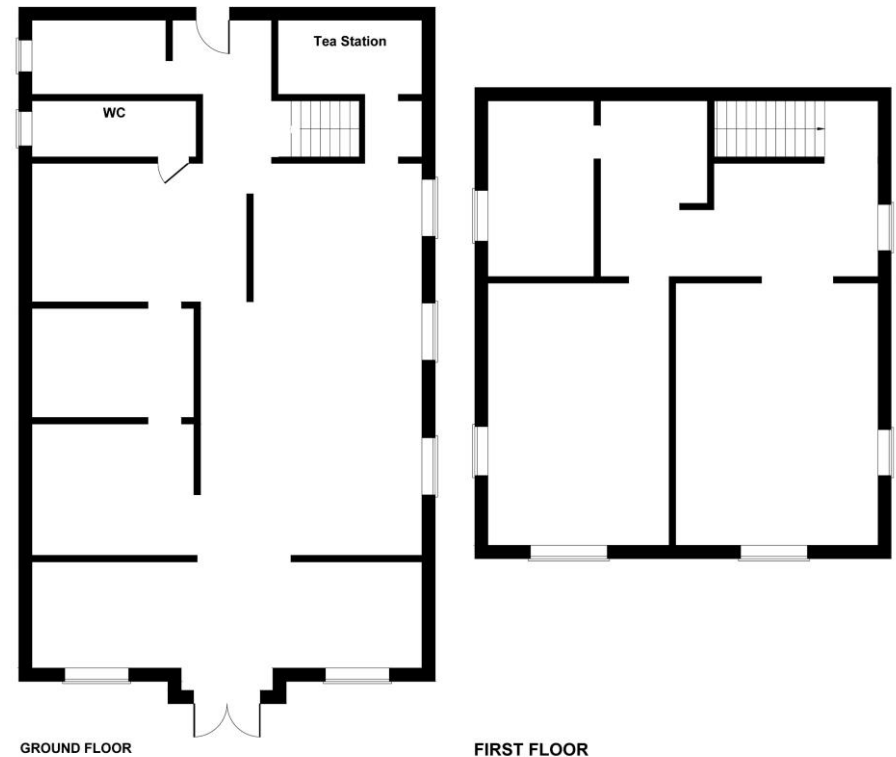


LISTING

Baptist chapel, no longer in use. Reached by alleyway W of No.25 (qv). Constructed 1792 and renovated in 1890. C20 additional porch and further renovation. Timber-framed and plastered with brick ground floor walling, peg-tiled roof, some repair in C20 brown clay tiles. Rectangular plan. 2 storeys. E front elevation: 3 bays with C19 projecting ground floor gabled porch with flanking C20 flat roofed additions. Porch has shaped barge-boards, plain doorway with overlight, simple arch-head blind niche each side, door C19, 2 leaves with 6 bead moulded flush panels. First floor, C19 sashes with glazing bars 4x4 panes. Roof hipped. W end elevation: 2 window range, first floor windows have moulded architraves, sashes with glazing bars, 4x4 panes. Ground floor C20 full width slated lean-to addition with central gabled porch in similar style to one at E end. Two 4x4 paned sash windows. 2 leaf door with 4 panels. Hipped roof has 2 ridges with small valley between. N and S side elevations similar, 2 first floor sash windows, moulded architraves, glazing bars, 4x4 panes. Ground floor, 3 C20 2-light metal casement windows. To left, in ground floor porch, C20 casement window, glazing bars, 2x2 panes. INTERIOR: first floor rooms have panelled dado, some C19 panelled doors. Ground floor all refurbished and altered in C20. The congregation was founded in 1711 by Robert Cosen, steward of Audley End House (qv).

Salaman House

Approximate Gross Internal Area
2336 sq ft - 217 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

BUSINESS RATES

We understand that the property has a Rateable Value of £18,000. 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.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. We understand VAT is **not charged** at this property.

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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