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THE COFFEE CO.

MUTTONS

43-45 King Street, Saffron Walden, Essex, CB10 1EU

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MIXED RETAIL/RESIDENTIAL OPPORTUNITY

PART INCOME PRODUCING

Guide Price £1,180,000

- Two Shops & Four Flats
- Residential Tenancies – current Income £36,840 per annum
- 45 King Street - Current Income £19,200 per annum
- 43 King Street – Vacant Possession
- Three Storey Building (plus basement)
- Rateable Value:

43 King Street	£18,000
45 King Street	£16,000

 Council Tax Band B
- VAT is not charged

TERMS:

Available for sale freehold, subject to the existing tenancies. The upper floors of 45 King Street are held on 150 year leases and sublet to the current residential tenants on ASTs. These four leases are included within the sale.

43/45 King Street is located on the edge of the prime shopping area of Saffron Walden, close to the junction of King Street and the High Street. King Street connects with Market Place, the town's main retail area and where the twice weekly market is held. Limited parking is available on Market Place on non market days.

The two shops have been joined at the ground floor by the creation of an opening between the two retail areas, which is to be reinstated by the current owner, creating two separate shops once more.

43 King Street, which is set back from the road, comprises ground floor retail with two floors of offices above, and will be sold with vacant possession.

45 King Street provides ground floor sales and basement sales/storage, with two floors of separately accessed flats above. The shop is let on a three year internal repairing and insuring lease with an option to break upon 9 months notice at any time by either party.

The upper two floors of 45 King Street have been converted to provide 2 x 1 Bedroom and 2 x Studio Flats.

Energy Performance Certificates

Shops 43-45 High Street - D

Flat 1 – E

Flat 2 – D

Flat 3 – F

Flat 4 – E

BUSINESS RATES/COUNCIL TAX

Prospective occupiers should make their own enquiries of Uttlesford District Council (01799 510510).

43 King Street £18,000

45 King Street £16,000

The residential units fall within Council Tax Band B

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

AGENTS NOTE

Consideration will be given to selling 43 King Street and 45 King Street separately.

VAT

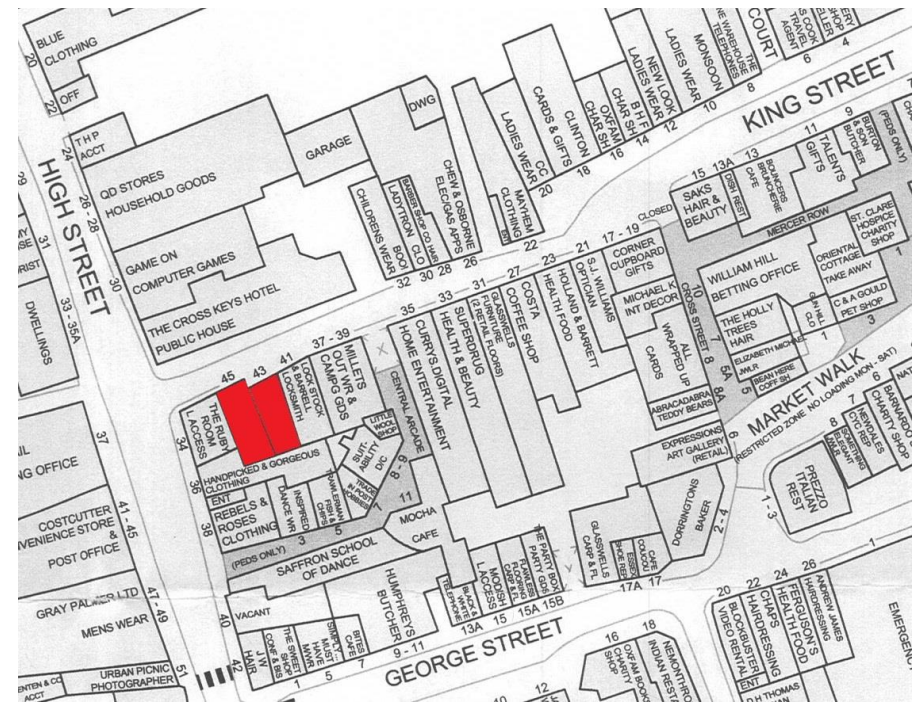
Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is **not charged** on sums due.

43 King Street:

Shop Width	4.85m max
Shop Depth	11.15m ave
Retail Sales	50.21 sqm (540 sq ft)
First Floor	39.3 sqm (423 sq ft)
Second Floor	18.8 sqm (202 sq ft)

45 King Street:

Shop Width	4.12m min
Shop Depth	8.83m
Retail Sales	40.73 sm (417 sq ft)
Store	6.45 sqm (69 sq ft)
Basement	31.45 sqm (317 sq ft)
First/Second Floors	4 x residential flats



All descriptions, dimensions, references to condition and necessary permissions for use, occupation and other details contained herein are for general guidance only and prospective purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. Mullucks employees or representatives do not have any authority to make or give any representation or warranty or enter into any contract in relation to the property.

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