



WELL LOCATED HIGH STREET SHOP TO LET

2,495 SQ FT (231.79 SQM) APPROX

50 High Street, Saffron Walden, Essex, CB10 1EE

50 High Street is a substantial two storey shop, located a short distance from the High Street/George Street junction. The shop has extensive retail frontage to the High Street and occupies a visible location.

The ground floor comprises primarily retail space, with storage and staff areas to the rear. A staircase to the rear provides access to further storage at first floor.

- Extensive Window Display
- 1,300 Sq Ft Retail Area
- Ground Floor Staff/Storage
- First Floor Storage
- Rateable Value £31,500*
- VAT is not charged
- EPC Rating – To Be Confirmed

RENT £35,000 per annum exclusive

Mullucks

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Ground Floor Retail 1,306 sq ft
 Ground Floor Ancillary 600 sq ft
 First Floor Store 580 sq ft

TERMS

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

SERVICE CHARGE & BUILDINGS INSURANCE

A service charge will be levied towards estate management and common area upkeep. Buildings insurance is charged separately, currently £1,500 per annum.

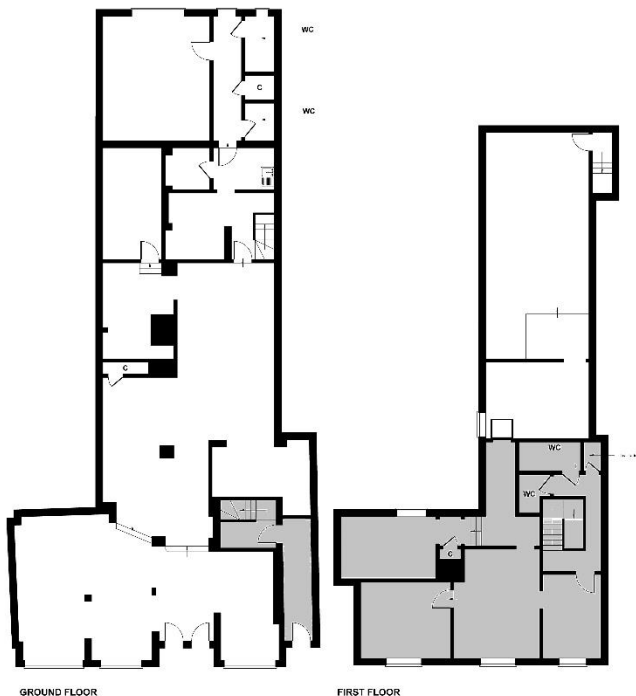
BUSINESS RATES

We understand that the property has a Rateable Value of £31,500. The current rateable value includes the offices to the front and therefore reassessment will be required. Prospective occupiers should make their own enquiries of Uttlesford District Council (01799 510510) to verify the Business Rates payable.

AGENTS NOTE – ADDITIONAL SPACE

A first floor suite of offices to the front of the building is separately available comprising 540 sq ft arranged in four offices with its own tea station and wcs. The suite is separately accessed from the High Street and available at a rent of £7,500 per annum.

50 High Street SW



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

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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