

ATTRACTIVE RETAIL/OFFICE UNIT

UNDER OFFER

763 SQ FT (70.88 SQM) APPROX

4 Market Walk, Saffron Walden, Essex, CB10 1JZ

4 Market Walk is a modern retail unit which fronts both the pedestrianised walkway through Market Walk and Market Row. The shop, which has previously been used as an office, has been partitioned to provide retail area with two private meeting rooms, single wc and tea station.

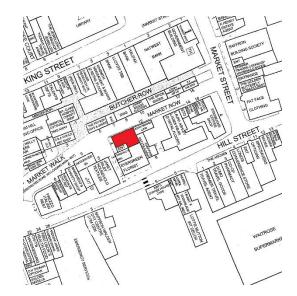
Nearby retailers include Nationwide Building Society, Robert Dyas, hairdressers, restaurants, coffee shops, delicatessen, toy shop, and a number of other independent retailers.

- Large Display Windows
- Bright & Well Presented
- Return Frontage
- LED Lighting
- Electric Heating
- Rateable Value To Be Confirmed
- VAT is not charged
- EPC C

RENT £27,500 per annum exclusive







Shop Width 9.85m Shop Depth 7.75m (max)

TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

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 payable towards buildings and common area maintenance and upkeep. Buildings insurance is charged separately.

BUSINESS RATES

We understand that the property has a Rateable Value of £16,750. 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

The property has been occupied jointly with the first floor offices and works will be required to separate the two parts including the closing of an access door.

The property is currently assessed for business rates with the first floor offices and will therefore require the tenant to apply for a separate rating assessment.

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/

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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