



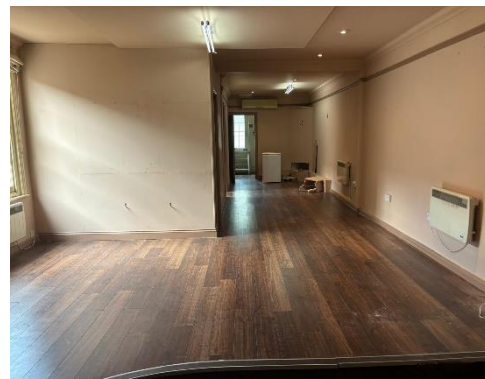
ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

22A & B King Street, Saffron Walden, Essex,
CB10 1ES

Office/Business Unit To Let



- Town Centre Location
- Class E Use
- Prominent Frontage
- 1,922 Sq Ft (178.5 Sq M)



Location

Saffron Walden is an attractive and affluent commuter market town within Uttlesford District in rural North Essex. The town has a resident population of 15,000 and is a popular tourist destination due to its charm, character, and wealth of medieval listed buildings.

The town is served by Audley End Station less than 3 miles away which provides a regular service to London's Liverpool Street in approximately 55 minutes and Cambridge in approximately 20 minutes. By road the M11 can be accessed at junction 6 Bishops Stortford, Stansted airport is within 19 miles.

King Street is centrally located within Saffron Walden, in the heart of the retail area of the town. It has a balanced combination of independent retailers, cafes, and several modern emerging brands. Nearby retailers including Crew Clothing, Card Factory, Cook, Between the Lines and WHSmith.

Description

The accommodation is located on the 1st and 2nd floor above a retail unit at ground floor. There is a kitchenette and W/C facilities on each of the floors. The property would suit a variety of uses.

Accommodation

In accordance with the RICS Code of Measuring Practice (6th Edition) we calculate the net internal area as follows:

Accommodation	Sq ft	Sq M
1 st Floor	785	72.9
2 nd Floor	1,137	105.6
Total	1,922	178.5

Legal Costs

Both parties to be responsible for their own legal costs incurred in any transaction.

Business Rates

The Rateable Value is £8,700 for 22A and £12,750 for 22B from the 1st of April 2023 and the current rate in the pound for 2023/2024 is 51.2p.

Terms

A new effective full repairing and insuring lease on a term and at a rent to be agreed.

The two units can be let as a whole or on an individual basis.

EPC Rating

22A - D

22B - D

Viewing and Further Information

Viewing strictly by appointment:

John Bannerman

John Arkwright & Co

01799 668600

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