



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

22 King Street, Saffron Walden, Essex,
CB10 1ES

Retail Unit To Let



- Town Centre Location
- Class E Use
- Prominent Frontage
- 1,194 Sq Ft (111 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 the prime retail pitch in Saffron Walden. It has a balanced combination of independent retailers, cafes, and several modern emerging brands. Nearby retailers including Crew Clothing, Card Factory, Cook and WHSmith.

Description

The property is located in the heart of King Street and benefits from a prominent return frontage and is arranged over ground floor. 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 follows:

Accommodation	Sq ft	Sq M
Ground Floor Total	1,194	111

Legal Costs

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

Business Rates

The Rateable Value is £28,750 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 for a term of **18 months**, at a rental of **£20,000** per annum exclusive.

EPC Rating

B 49

Viewing and Further Information

Viewing strictly by appointment:

John Bannerman

John Arkwright & Co

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