

TO LET



12A Market Place, Saffron Walden, Essex, CB10 1HR

5,125 SqFt (476.12 SqM)

£85,000 Per Annum Exclusive

Former Banking Hall

- Town centre position
- Suitable for a variety of uses (subject to necessary planning)
- Secondary rear customer entrance

Location

Saffron Walden is a market town situated in north Essex just to the east of junction 9 of the M11 motorway approximately 15 miles south of Cambridge, 14 miles north of Bishop's Stortford and 18 miles north west of Braintree. Junction 9 of the M11 is within 5 miles of the town. Stansted Airport is about 15 miles to the south.

The property is situated within the town centre Conservation Area in a prominent position being on the east side of Market Place which forms part of the town's principal retail area. Market Place hosts a market on Tuesdays and Saturdays and provides limited car parking on non market days. Adjacent to the property is 'Rose and Crown Walk', a pedestrian walkway (from which there is also an accessible entrance to the property) and comprises a number of small retail, café/restaurant and service units and is a main thoroughfare for access to and from the town centre from Common Hill and The Common public car parks (pay and display).

There are a number of multiple retailers represented within the town centre including Boots, Waitrose, WH Smith, Holland and Barrett, Superdrug, Currys, Costa Coffee, Starbucks, Fat Face, Sea Salt, New Look and Clinton Cards.

Mainline rail services to London (Liverpool Street station about 1 hour) are available from Audley End station which is about 1.5 miles from the town centre. Local bus services serve the town centre.

Description

The property comprises a purpose built banking hall with basement vaults constructed circa 1874 and is Listed Grade II*. The property has an ornate stone and coloured leaded glass frontage. A wheelchair accessible entrance is available to the side from Crown Walk.

Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed subject to upward only rent reviews every 5 years at a rent of £85,000 per annum exclusive.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value – £71,000

Interested parties are advised to contact the relevant Local Authority.

EPC

Exempt

Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

| Accommodation | Sq M | Sq Ft |
|---------------------|---------------|--------------|
| Ground Floor | | |
| Gross Frontage | 14.10 | 46'3 |
| Net Frontage | 12.75 | 41'10 |
| Internal Width | 8.46 | 27'9 |
| Built Depth | 34.87 | 114'4 |
| Floor Areas | | |
| Ground Floor | 408.77 | 4,400 |
| First Floor | 42.92 | 462 |
| Basement | 67.35 | 725 |
| Total | 519.04 | 5,587 |

Areas quoted are approximate and should not be held as 100% accurate.

Viewings

For viewings and further information please contact:

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