

VACANT COMMERCIAL PREMISES WITH RESIDENTIAL DEVELOPMENT POTENTIAL

Lime Tree House, Lime Tree Court, Saffron Walden, Essex, CB10 1HG



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



Lime Tree House

Lime Tree Court | Saffron Walden

Offers invited over £650,000

INVESTMENT HIGHLIGHTS

- Freehold
- Located in town centre
- Vacant possession
- Potential to redevelop the existing building to Residential, subject to necessary planning consents

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.

The property is situated on Lime Tree Court, a courtyard location which is located off the prime retail pitch of King Street.



Lime Tree House | Lime Tree Court | Saffron Walden | Essex | CB10 1HG

DESCRIPTION

The property comprises an attractive, distinctive and substantial three storey property, in the heart of the town centre, with a conservatory to the rear and an adjoining single storey outbuilding.

The property is of traditional brick construction under a pitched roof with timber sash windows.

Lime Tree Court is accessed from King Street and there is car parking to the front of the property.

The property comprises a former restaurant, with kitchen area in the basement, bar and seating area at ground floor, additional seating and WC's at first floor and ancillary accommodation at second floor.

The adjoining outbuilding has previously been used as a bin store and additional storage.

PLANNING

The property is Grade II Listed and lies within a conservation area. We consider that the site offers development potential for a number of uses, including residential, subject to the necessary planning consents. Previous planning consents include the following:

10/07/2008 - Change of use of retail premises to residential use, a six bedroom house (UTT/0838/08/FUL).

31/12/2009 - Demolition of retail unit. Erection of 2 No. 3 bedroom dwelling houses (UTT/1193/09/FUL). Renewed 18/12/2012 (UTT/12/5519/REN).

ACCOMMODATION

The property provides the following floor areas:-

FLOOR	USE	AREA	
		Sq m	Sq ft
Basement	Kitchen	57.6	616
Ground	Bar/Restaurant	141.4	1,522
First	Restaurant	66.6	716
Second	Store	64.6	696
Total (Net Internal Area)		330.2	3,550
Outbuilding	Store	32.5	351

TENURE

Freehold

TENANCY

The property is being offered for sale with vacant possession on completion

BUSINESS RATES

The property is listed as a Restaurant and Premises with a rateable value of £29,500.

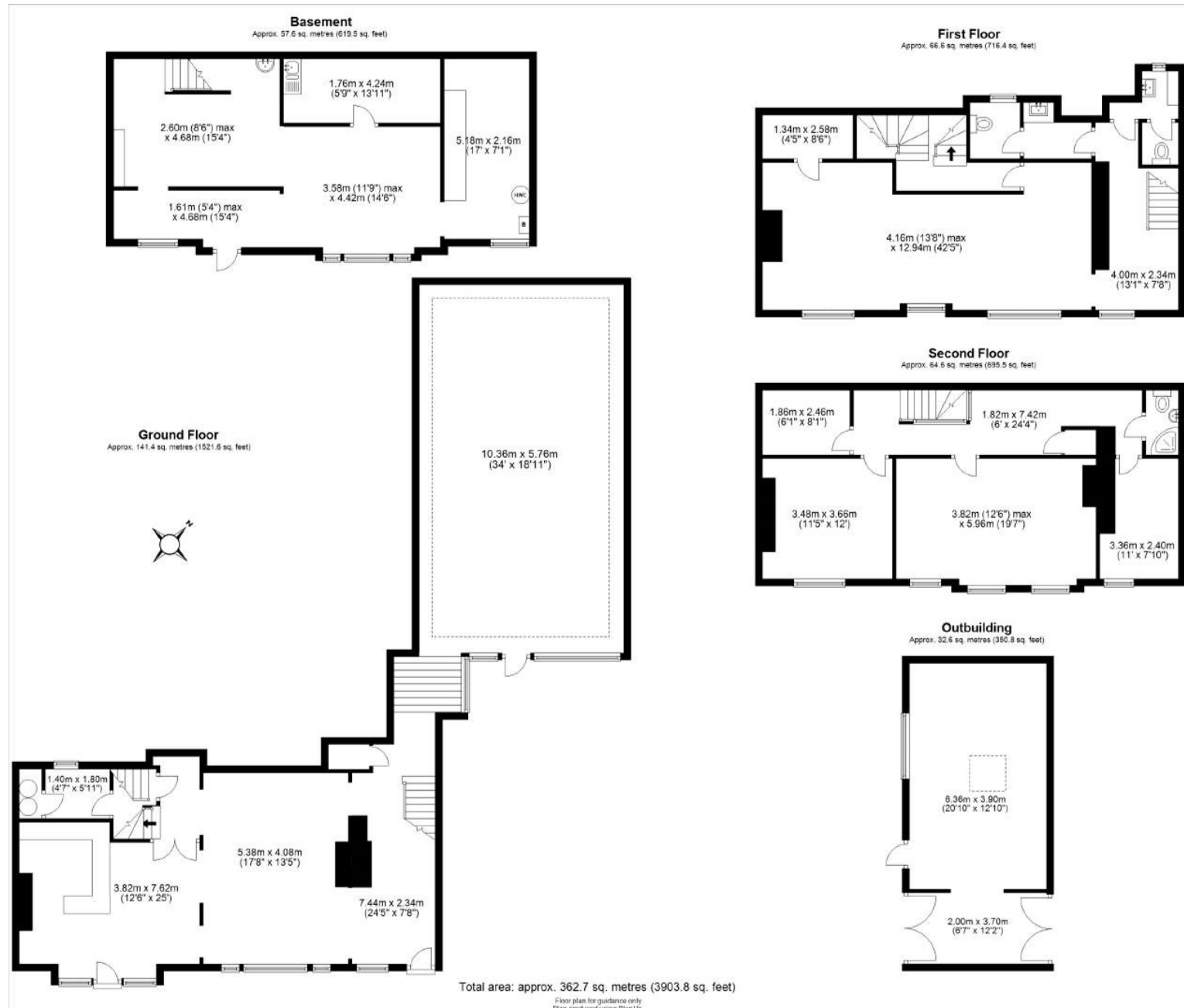
VAT

It is our understanding that the property is not elected for VAT

EPC

A copy of the EPC is available on request

FLOOR PLANS



PROPOSAL

Offers invited over £650,000 (Six Hundred and Fifty Thousand Pounds),
subject to contract

FURTHER INFORMATION

For further information or to arrange an inspection, please contact;

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