



HIGH STREET SHOP TO LET

766 SQ FT (71.16 SQM) APPROX

40 High Street, Saffron Walden, Essex CB10 1EP

40 High Street is located close to the cross road junction with George Street. Other occupiers in the vicinity include Turkish Barber, tech repairs, outdoor wear, coffee shop, estate agents and Post Office/Costcutter.

The shop is L shaped with staff facilities to the rear.

Shop Width 6.95m narrowing to 2.7m

Max Retail Depth 13.25m

Min Retail Depth 5.56m

- Bay Display Windows
- L Shaped Retail Area
- Grade II Listed Building
- Immediately Available
- Rateable Value £20,500
- VAT is charged
- EPC Rating - B

RENT £22,000 per annum exclusive

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TERMS

Available by way of Assignment of the existing lease, expiring April 2028, on internal repairing plus service charge basis. The lease is outside the Act.

SERVICE CHARGE

A service charge is levied towards buildings maintenance and common area upkeep, as and when incurred. Buildings insurance is charged separately, currently £800 per annum.

BUSINESS RATES

We understand that the property has a Rateable Value of £20,500. Prospective occupiers should make their own enquiries of Uttlesford District Council (01799 510510) to verify the Business Rates payable.

LEGAL COSTS

Each party is to bear their own legal fees incurred in the transaction.

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 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/>

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