

TO LET

FORMER BANKING HALL

Approx. 5,125 sq ft (476.12 sq m)



12A Market Place Saffron Walden Essex CB10 1HR

- Prime town centre position.
- Suitable for a variety of uses (subject to any necessary planning permission).
- Secondary rear customer entrance.

See important notice overleaf

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96 Silver Street, Enfield EN1 3TV

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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.

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.



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Floor Areas

Floor areas are net internal and approximate only

	(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 Net Internal Area	519.04	5,587
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Terms

Available on a new full repairing and insuring lease for a term to be agreed subject to upward only rent reviews every 5 years.

Rent

£85,000 pa exclusive

All prices are subject to VAT if applicable
SUBJECT TO CONTRACT

Business Rates

Rateable Value 2023/2024 £71,000

Rates payable £36,352

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

Legal Costs

Both parties' legal costs are to be borne by the ingoing tenant.

Viewing

Strictly by appointment through Bowyer Bryce

Property Ref 011295

Contact

Important Notice

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