



PROMINENT HIGH STREET SHOP/OFFICE TO LET

1,417.7 SQ FT (131.70 SQM) APPROX

Abbey House, 51 High Street, Saffron Walden, Essex, CB10 1AR

51 High Street forms part of Abbey House, which overlooks the busy junction with Abbey Lane/George Street. The ground floor shop has a large open retail area at the front, with two further rooms to the rear that could be used as additional retail or office space.

A cellar exists below the front of the shop off a shared access lobby.

There are display windows on both the High Street and Abbey Lane. Other occupiers in the vicinity include clothing retailers, barbers/hairdressers, Boots Opticians and cafes.

Ground Floor Retail	46.39 Sqm (499 Sq ft)
Ground Floor Office	40.16 Sqm (432.3 Sq ft)
Cellar	37.37 Sqm (402.2 Sq ft)

- Prominent Corner Position With Dual Frontage
- Open Sales Area
- Further Retail/Offices At Rear
- Grade II Listed
- Air Conditioned
- Immediately Available
- Rateable Value £26,250
- VAT is charged
- EPC - B

RENT £26,000 per annum exclusive

Mullucks

01279 755900 | mullucks@mullucks.co.uk



TERMS

The property is available to let on a new full repairing and insuring lease for a minimum of 5 years. The letting is to be outside the security of tenure provisions of the Landlord and Tenant Act. A deposit will be required to be held for the duration of the term. Further details available upon request.

SERVICE CHARGE

A service charge is levied towards estate management and common area upkeep as and when incurred.

Buildings Insurance - to be confirmed.

BUSINESS RATES

We understand that the property has a Rateable Value of £26,250. Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. Prospective occupiers should make their own enquiries of Uttlesford District Council (01799 510510) to verify the Business Rates payable.

LEGAL COSTS

The tenant is to make a contribution towards the landlord's legal fees. This sum is to be agreed and deposited with solicitors prior to legal documentation being issued.

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

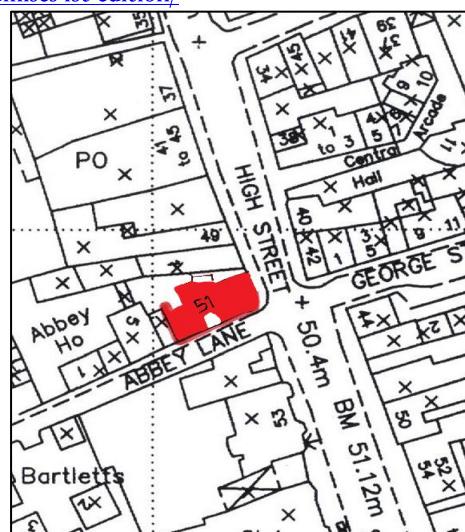
Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand **VAT is charged** on sums due.

MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. A fee of £48 is payable towards our third party providers costs in gaining this information.

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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