

RETAIL

TO LET



9 Cross Street, Saffron Walden, Essex
CB10 1EX



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Saffron Walden, Essex, CB10 1EX



Agreement

To Let



Detail

Retail



Rent

£29,000 per annum
exclusive



Size

130.8 sq m (1,408 sq ft)



Location

Saffron Walden,
CB10 1EX



Property ID

For Viewing & All Other Enquiries Please Contact:



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Director

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Guy Cubitt

Surveyor

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Property

A well-positioned town centre commercial property comprising a ground floor retail unit with fitted kitchen, together with office accommodation at first floor level.

The upper floor offers useful office accommodation, providing flexibility for administrative or ancillary business use. Overall, the property is well-suited to occupiers seeking a combined trading and office presence in a highly desirable market town location.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground floor	67	721
First floor	64	687
Total NIA	131	1,408

Energy Performance Certificate

Rating: E (106)

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: Uttlesford Council
Description: Shop and Premises
Rateable value: To be reassessed

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplied the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£29,000 per annum exclusive

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is situated on Cross Street in the heart of Saffron Walden, an attractive and affluent market town in north-west Essex. The property benefits from strong pedestrian footfall and a vibrant mix of independent retailers, cafés, restaurants and national operators. Including, Waitrose, Greggs, Costa Coffee, Superdrug and many more.

Saffron Walden is well regarded for its historic character and thriving town centre, with nearby occupiers including a variety of boutique shops, eateries and essential services, making this a popular destination for both locals and visitors.

The property is situated approximately 4.7 miles from the M11 (junction 9) which provides a direct route to Stansted Airport, located around 12 miles from the subject property.





