



## RETAIL INVESTMENT IN NEIGHBOURHOOD PARADE

637 SQ FT (59.18 SQM) APPROX

73 Rowntree Way, Saffron Walden, Essex, CB11 4BY

73 Rowntree Way forms part of a neighbourhood shopping parade on the southern side of Saffron Walden. The ground floor shop is end of terrace and benefits from customer on street parking and rear loading.

The shop is let on a 10 year lease expiring March 2029, inside the Act.

Other occupiers in the parade include a convenience store/post office, vets, launderette, fish & chips shop and Indian takeaway.

- Current Income £10,000 Per Annum
- Popular Neighbourhood Parade
- Customer On Street Parking
- To Purchase On A 999 Year Lease (Subject To Existing Tenancy)
- Rateable Value £9,700
- VAT Is Not Charged
- EPC Rating - B

Price: £120,000

# Mullucks

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|              |           |             |
|--------------|-----------|-------------|
| Retail       | 445 sq ft | (41.36 sqm) |
| Store        | 168 sq ft | (15.6 sqm)  |
| Ancillary/wc | 24 sq ft  | (2.21 sqm)  |
| Total        | 637 sq ft | (59.2 sqm)  |

## TERMS

Available to purchase on a 999 year lease, at a peppercorn rent, from 25 March 1984, subject to the existing tenancy.

## TENANCY

The premises are currently let on an effectively full repairing and insuring lease for a term of 10 years from March 2019, subject to five yearly upward only rent reviews, to an Indian restaurant. The current rent is £10,000 per annum. Further information regarding the lease can be obtained from the agent.

## BUSINESS RATES

We understand that the property has a current Rateable Value of £9,700.

The tenant is responsible for Business Rates payable.

## LOCAL AUTHORITY

Uttlesford District Council (01799 510510)

## LEGAL COSTS

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

## VAT

Unless otherwise stated, all prices quoted are exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is **not 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.



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