



## PRIME LOCATION GROUP TO LET

1,626 SQ FT (151.06 SQM) APPROX

13-13a King Street, Saffron Walden, Essex CB10 1HE

13/13a King Street is an attractive Grade II\* building located off the Market Square in Saffron Walden forming part of the prime shopping area in the town.

The shop is arranged over ground and basement levels, providing attractive retail space with two display windows and separate entrance.

The shop retains period features internally, including exposed beams and posts, and is air conditioned. The basement provides storage and a tea station.

- Grade II\* Listed Building
- Exposed Beams & Posts
- 4.1m Display Width
- Additional 1.6m Window
- Basement Storage
- Rateable Value £47,250
- VAT is not charged
- EPC Rating - C-62

RENT £42,000 per annum exclusive

# Mullucks

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Ground floor retail	94.97 sqm (1,022 sq ft)
Basement	56.11 sqm (604 sq ft)
Shop Width	11.9m max reducing to 8.8m
Shop Depth	10.3 max

Other occupiers in the vicinity include Phase 8, Clinton Cards, Crewe Clothing, Monsoon, Grape Tree and WHSmith as well as gift ware, hairdressers, restaurant and the town's banks.

## TERMS

Available to let on a new full repairing and insuring lease for a term of 10 years, subject to five yearly upward only rent reviews.

Buildings insurance is charged separately, approximately £2,680 per annum.

## BUSINESS RATES

We understand that the property has a Rateable Value of £47,250.

Prospective occupiers should make their own enquiries of Uttlesford District Council (01799 510510) to verify the Business Rates payable.

## AGENTS NOTE

Restaurant and takeaway uses will not be considered at this property.

## 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

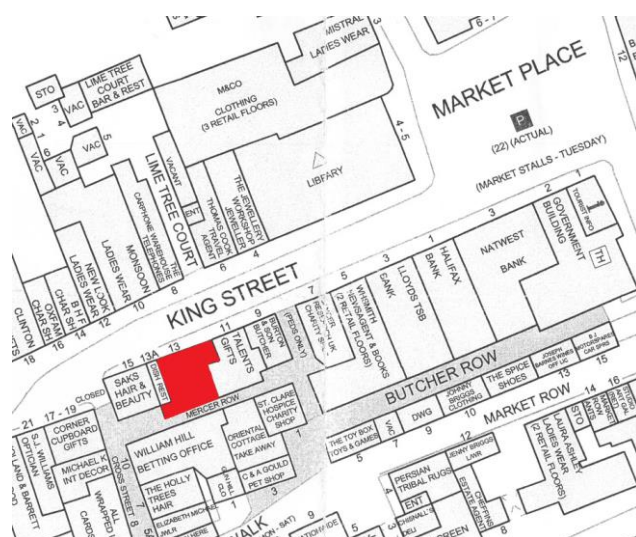
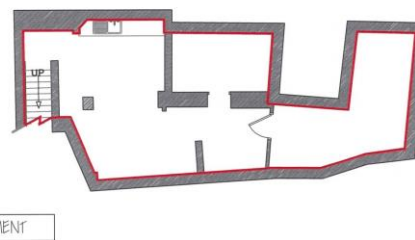
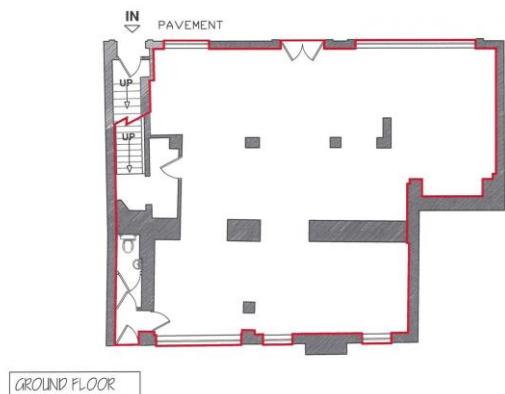
Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is **not charged** on sums due.

## MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. 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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