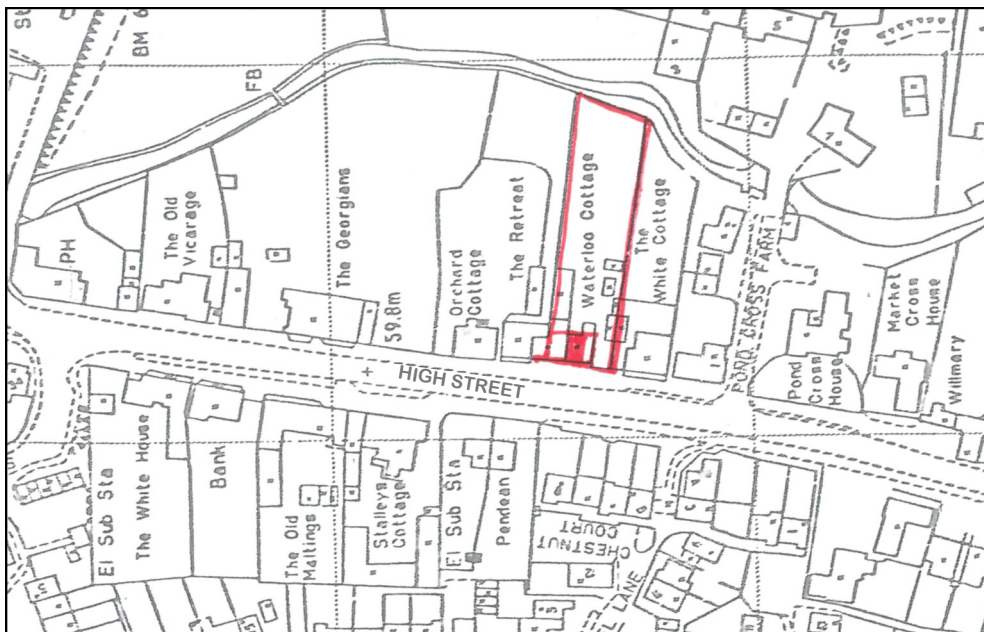




*Rear of Waterloo House,  
courtyard/parking area and  
entrance from the High Street*



SNOW WALKER CHARTERED SURVEYORS  
53 HIGH STREET SAFFRON WALDEN ESSEX CB10 1AR



## FIRST FLOOR PREMISES NEWPORT

Central village location

Barn conversion of  
approx. 381 sq.ft. NIA

Excellent natural light

First floor deemed ideal for  
artist studio, gallery,  
office or similar

TO LET ON A  
LICENCE TO OCCUPY  
£3,800 PA

SNOW WALKER

01799 521761 [www.snow-walker.co.uk](http://www.snow-walker.co.uk)





**First floor premises to the rear of Waterloo House  
High Street  
Newport  
Essex  
CB11 3PG**

(Ref: 15/143)

**The Premises**

An excellent opportunity to acquire High Street premises in the village of Newport.

Located at first floor level to the rear of Waterloo House, they are accessed via a stair from the ground floor - the ground floor is currently used as the shop for Saggars Garden Centre and access to the stair is gained via the shop itself. The previous use was as an art gallery but it would also make an excellent studio.

The floor area of the first floor premises comprises 381 sq.ft. net internal area and has a vaulted ceiling with two heavyweight timber trusses, roof lights and extensive window to the gable end and also windows to the flank elevation. This is a light and airy space ideally suited to an artist studio or gallery, office or sales display area.

Shared toilet and kitchenette facilities are available at ground floor level.

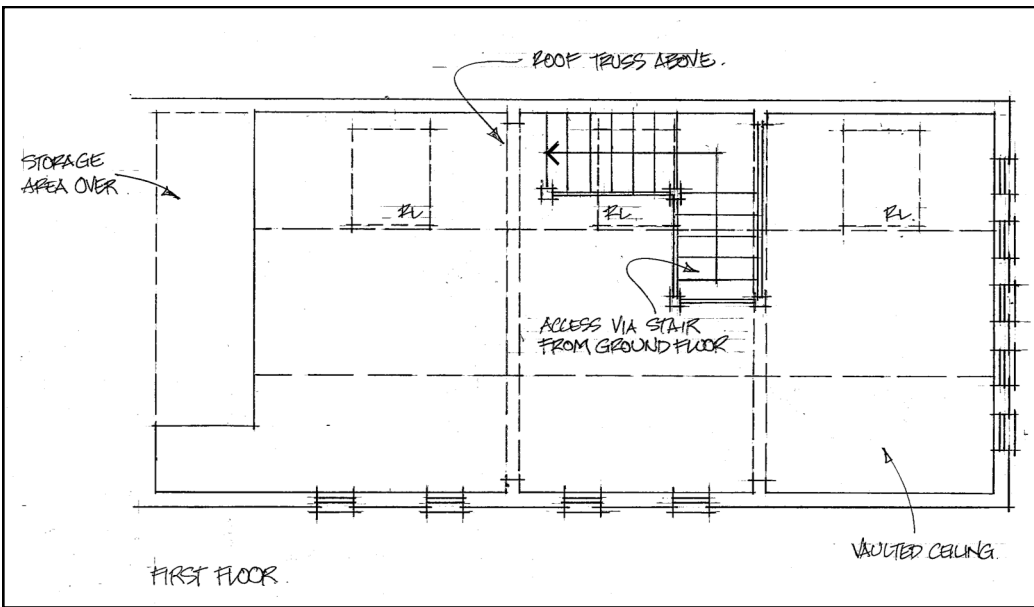
**Terms**

Offered on an 'easy in/easy out' Licence to Occupy **at a rent of £3,800 per annum**. There will also be a nominal service charge levied every 3 months of £150 which will include electricity, buildings insurance, external lighting, window cleaning etc.)

The incoming tenant will be responsible for their own non-domestic rates.

Rent will be payable quarterly in advance by bank standing order and the incoming tenant will be expected to provide both references and a rent deposit (to be determined) which will be returned at the end of occupation, subject to premises being handed back in good order and there being no outstanding rent arrears or similar.

Each party will be responsible for their own legal expenses incurred in the transaction.



**Note**  
Services are untested and no warranty is given that they are operable.  
Plans are not to scale and are for identification only.  
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