

for sale **BUSINESS** *01799 521761*



- Business for sale together with assignment of lease
- Occupying a most prestigious retail unit in a superb position in the towns' primary retail area
- Sited in an extremely handsome period building with extensive display frontage

**13A King Street
Saffron Walden
Essex CB10 1HE**

For sale £45,000



COMMERCIAL

The property

The property trading as 'Bouncers' is sited in an extremely handsome period building with extensive display frontage onto King Street, being the Town's principal retail area. Although currently sub-divided internally, the total ground floor comprises an area of about 1,025 sq.ft. (95 sq.metres), together with basement storage and ancillary office of a further 425 sq.ft. (40 sq.metres). The premises currently trade as an established coffee and sandwich bar offering a takeaway facility with seating area. Although of irregular proportion, the internal frontage is over 30 ft. with approximate depth of about 35 ft. The general layout is illustrated on the floor plan, although these are not to scale and are intended solely to give general indication.

Location

Saffron Walden is, without doubt, one of the finest examples of a market town in the country. It benefits from excellent communication facilities and is located about 4 miles (6.4 km) from the nearest M.11 motorway intersection (Junction 9, Stumps Cross). The town is 1½ miles (1.6 km) from a main line station at Audley End, Wendens Ambo, which gives an electrified railway line through to the City. Stansted International Airport is approximately 8 miles (12.8 km) south of the town, whilst Cambridge University City, with its associated high technology phenomenon, is approximately 15 miles (21.1 km) north.

Terms

The business is now offered for sale as a going concern to include basic fixtures and fittings at a price of £45,000. This disposal will include assignment of the lease. This is a 15 year term granted in 2001, subject to a 5 year rent review pattern. The current rent is £47,500 per annum. VAT is chargeable on the rent.

The property is held under full repairing and insuring schedule. The incoming tenant will be expected to provide adequate references and similar to satisfy the Landlord's criteria. Each party will be responsible for their own legal expenses incurred in the transaction.

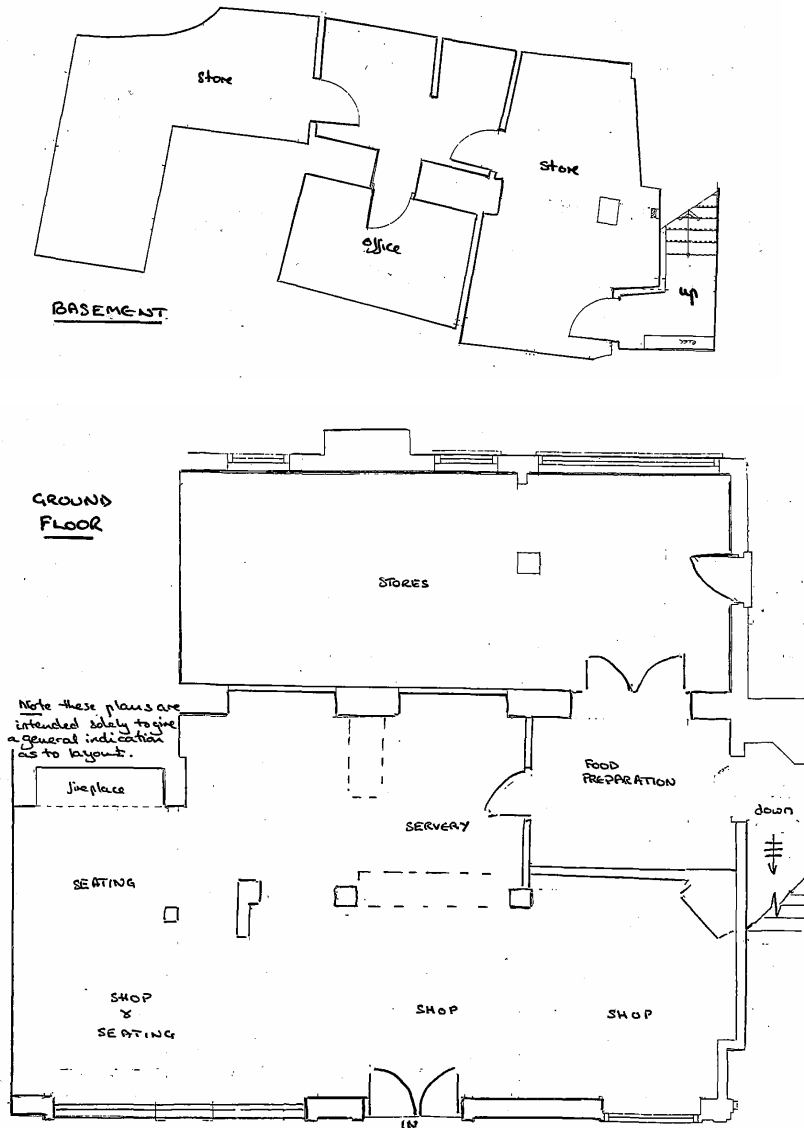
Viewing

Solely by prior appointment with the sole selling agents, Messrs. Snow Walker Associates, as the business is still trading as a going concern.

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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The layout



KING STREET ELEVATION

The position

