

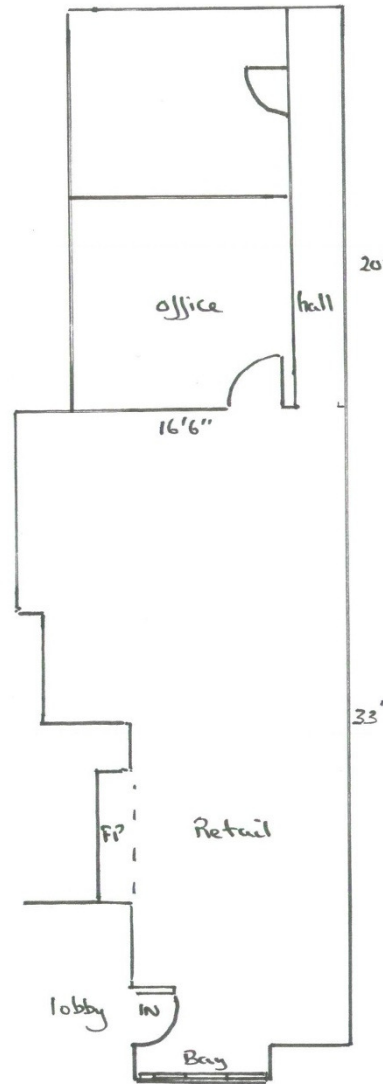
**RETAIL UNIT/OFFICE
TO LET £10,000 PA
FINCHINGFIELD**

**High profile village centre
overlooking village green
Suitable either as offices
for a professional user
or as an attractive shop**

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

SNOW WALKER

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Finchingfield is located in the Braintree district of Essex in the north west of the county, approximately 5 miles from Thaxted and 15 miles from the market town of Saffron Walden. The village itself is a tourist attraction of historic note with a picturesque green and a duck pond at its centre.

The Property

The property is in a central position overlooking the village green and is adjacent to an Antiques Centre, Public House and shops. The holding is deemed suitable for offices which would suit a professional user such as an architect, designer or similar. It could also be a very attractive high profile shop in the centre of a beautiful village.

The front room has a box bay window and widens to the rear measuring approximately 420 sq ft (39 sq m). 33 feet deep and a maximum length of 16 feet. This room leads to a store room/office, approximately 124 sq ft (11.5 sq m), and a cloakroom facility. The property is heated by electric radiators and is carpeted.

Period features in this self contained property include a magnificent inglenook fireplace and exposed timbers.

Terms

The Tenant will be required to provide adequate references and rent deposit. The rent will be £10,000 per annum payable quarterly in advance by Bank Standing Order. The tenant will pay one third of the Business Rates of the whole of the building and one quarter of the Buildings Insurance, in addition to normal costs such as electricity, water etc.

Viewing

By prior appointment with the letting agents Messrs Snow Walker

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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