

**ASSIGNMENT OF LEASE
SAFFRON WALDEN**

**TWO INTER-LINKED
RETAIL UNITS
AVAILABLE AS A WHOLE**

**High profile, High Street location
Recently Refurbished
Overall floor area 1,020 sq.ft. approx.
Overall display area of just under 30ft.**

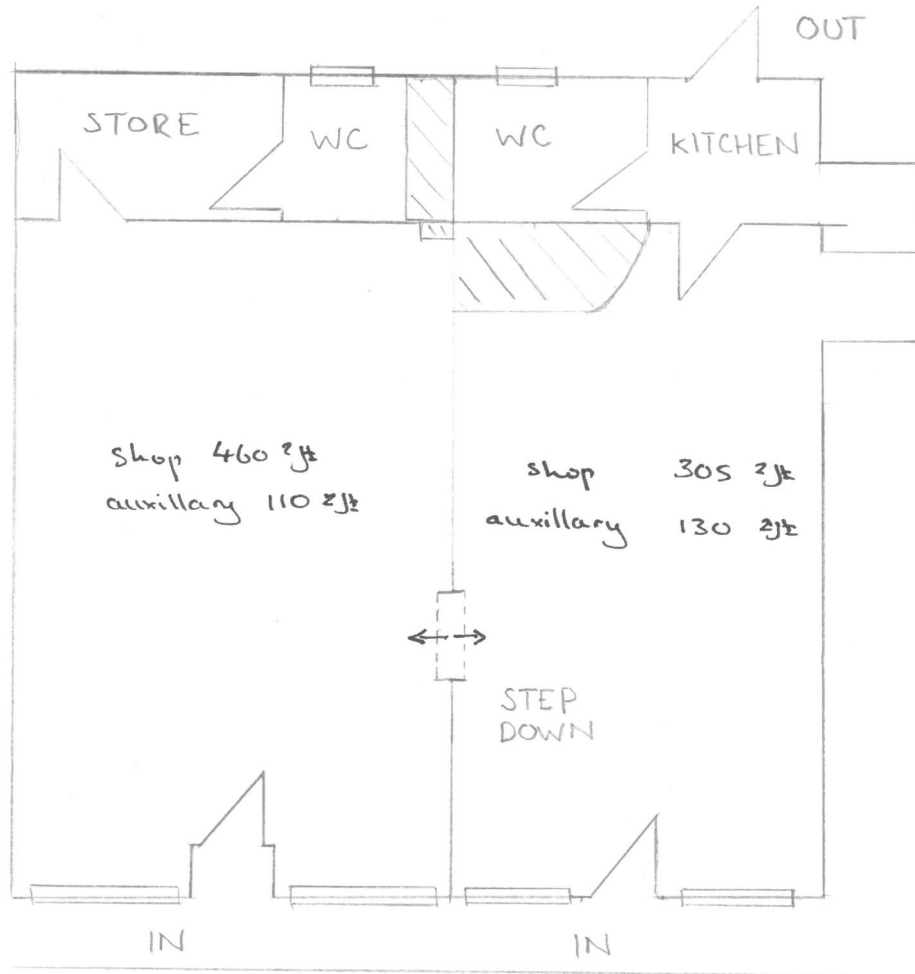
TO LET £23,480 PA

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

SNOW WALKER

01799 521761 www.snow-walker.co.uk

**27c and 29 High Street
Saffron Walden
Essex
CB10 1AT**



The premises

Two interlinked retail units available as whole, though consideration might be given to sub-division, providing overall floor area of approx. 1,020 sq.ft.

High profile, High Street location.

Self-contained A1 retail units that have been recently refurbished.

Overall display area of just under 30ft.

Terms

To let @ £23,480 p.a.

Premises are offered by assignment as one unit, being subject to a 6-year lease with an interim third year break clause, dated 1st October 2014 plus interim rent review. A copy of the lease will be made available to seriously interested parties.

All parties involved in the transaction will be responsible for their own legal costs incurred.

Note

Services are untested and no warranty is given that they are operable. Plans are not to scale and are for identification only. H.M. Stationery Office consent/Crown Copyright reserved.