

**Beautiful Spacious
Period Suite
of 4 Offices**

First Floor

£10,500 PA

*Just off the Market Square
Saffron Walden*

Listed period building

860 sq.ft. (79.8 sq.m.) net.

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

SNOW WALKER

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**26-28 Church Street
Saffron Walden
Essex
CB10 1JQ**

(Ref: 13/227)

The Premises

Beautiful period office suite on the first floor. 860 sq.ft. (79.8 sq.m.)
Four main offices including a magnificent open plan, heavy timbered double-fronted boardroom overlooked by the galleried dining/kitchen area.
Grade II Listed building. Dating to the 16th Century it has many fine features and heavy timber frame under a peg tiled roof with secure rear access.

Location

Situated just off the Market Square, in the heart of the historic market town.

Terms

Rent: £10,500 per annum plus VAT payable quarterly in advance.

Lease: New lease of (say) 6 or 9 years duration with 3 year rent review pattern.

Services: Buildings insurance and water rates are split 50/50 +VAT with the occupants of the ground floor.

The Tenant will be responsible for normal costs, i.e. gas, electric, etc.

VAT: is chargeable on rent.

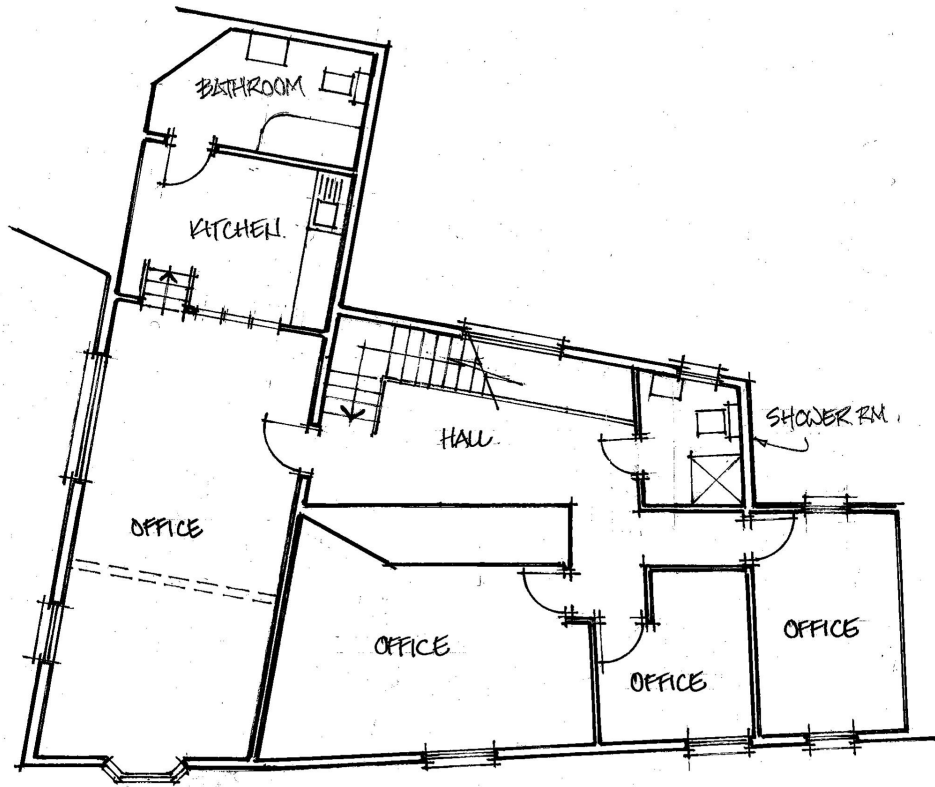
Legal Costs: Each party will be responsible for their own legal costs incurred in the transaction.

Business Rates: Enquiry made of Uttlesford District Council indicates that the rateable value for the property is £9,700 per annum with the amount payable for the year 2019 being £4,672. Qualifies for small business relief.

Note the Landlord will wish to make arrangements with the Tenant so that they can access the cellar accommodation albeit on a secure basis.

Viewing

Via the letting agent, Messrs. Snow Walker, who holds keys.



FIRST FLOOR

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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