

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

Self-Contained Lock-Up Shop To Let

£9,500 PA

Available immediately

Excellent window display

*High profile position close to
the town centre 251 sq.ft*

To let on new lease

SNOW WALKER

01799 521761 www.snow-walker.co.uk



13 George Street
Saffron Walden
Essex
CB10 1EW

(19/092)

The Premises

This property is available immediately.

Shop to let of 251 sq.ft. This is a high profile location with a great window display area to the front. There is also a store room of 28 sq.ft and a bathroom. The premises have multiple electricity outlets, electric boiler and an AC unit.

The unit could be ideal for a retailer who requires a town centre property with excellent display space.

Location

This shop is located in a high profile position, close to the traffic lights in the centre of the town at the junction of High Street and George Street/Hill Street, being one of the principle one way streets through the town.

Terms

Rent: £9,500 PA with a 3 year rent review. Payable quarterly in advance.

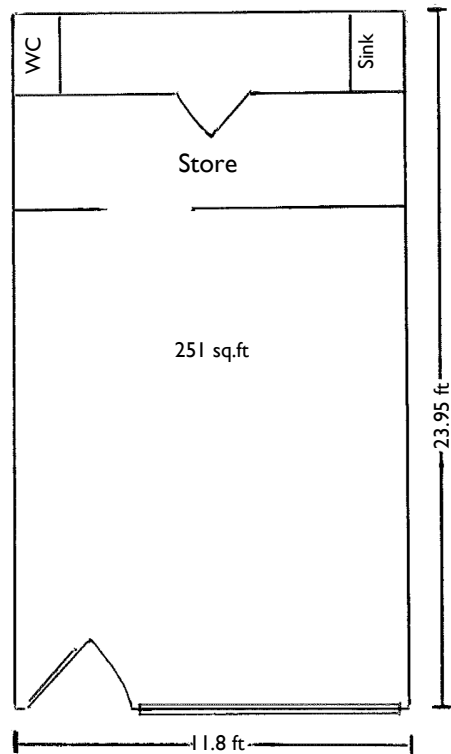
Lease: 6-9 years

Service Charge: the tenant will be responsible for normal costs including business rates, electricity etc.

Legal costs: each party will be responsible for their own legal costs

Business Rates: nil payable if qualifies for small business relief.

VAT: the building is not VAT elected



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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Viewing

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