



Prime Location Shop To Let

£14,000 PA

*Excellent frontage & handsome period
building in corner position*

*Newly renovated & available soon.
In the historic town of Saffron Walden*

436 sq.ft (41sq.m)

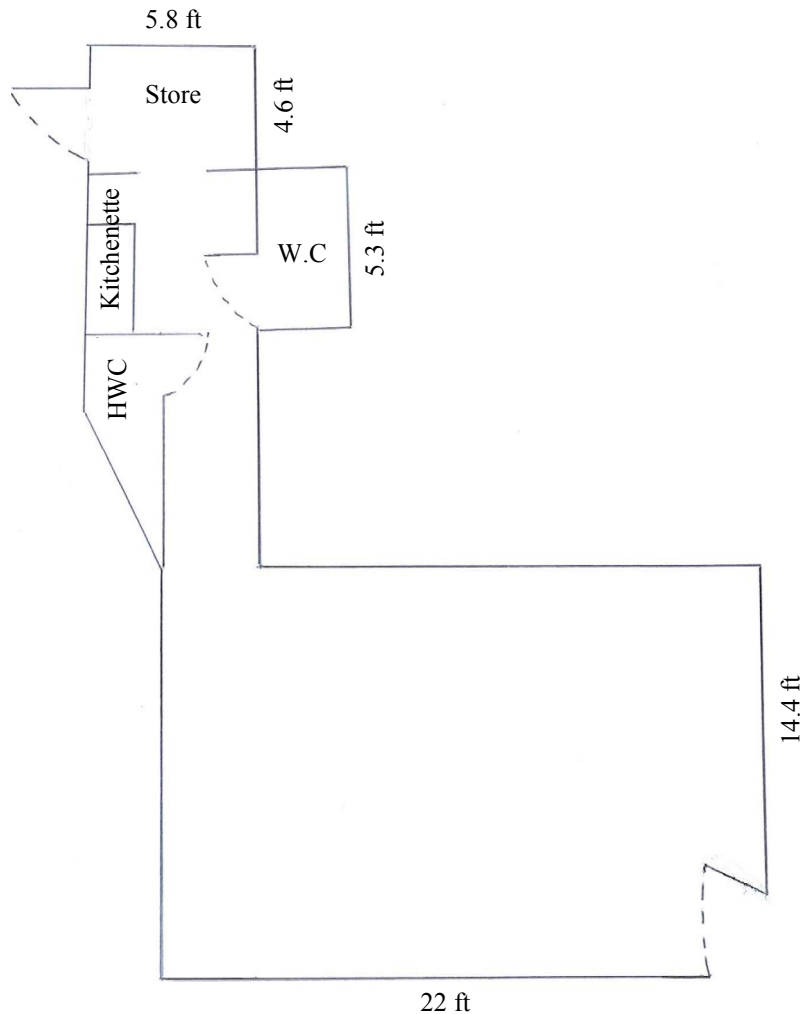
SNOW WALKER CHARTERED SURVEYORS
53 HIGH STREET SAFFRON WALDEN ESSEX CB10 1AR

SNOW WALKER

01799 521761 www.snow-walker.co.uk

**42 High Street
Saffron Walden
Essex
CB10 IEP**

(ref I9/051)



The Premises

The premises is currently under renovation and will be available soon.

Fantastic high profile positioned shop of 437 sq.ft (41m.sq)

Location

This shop is located 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.

Accommodation

Good sized showroom and display windows to the front with a store room, kitchenette and bathroom.

Terms

Rent: £14,000 PA

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: between £7,242 and £4,442 with small business relief.

VAT: The building is not VAT elected.

Viewing

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

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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