

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

**FURNISHED
FIRST FLOOR
OFFICE SUITE
SAFFRON WALDEN**

Just off the Market Square

Grade II Listed period building

**Net internal area of approx.
860 sq.ft. (79.8 sq.m.)**

Available immediately

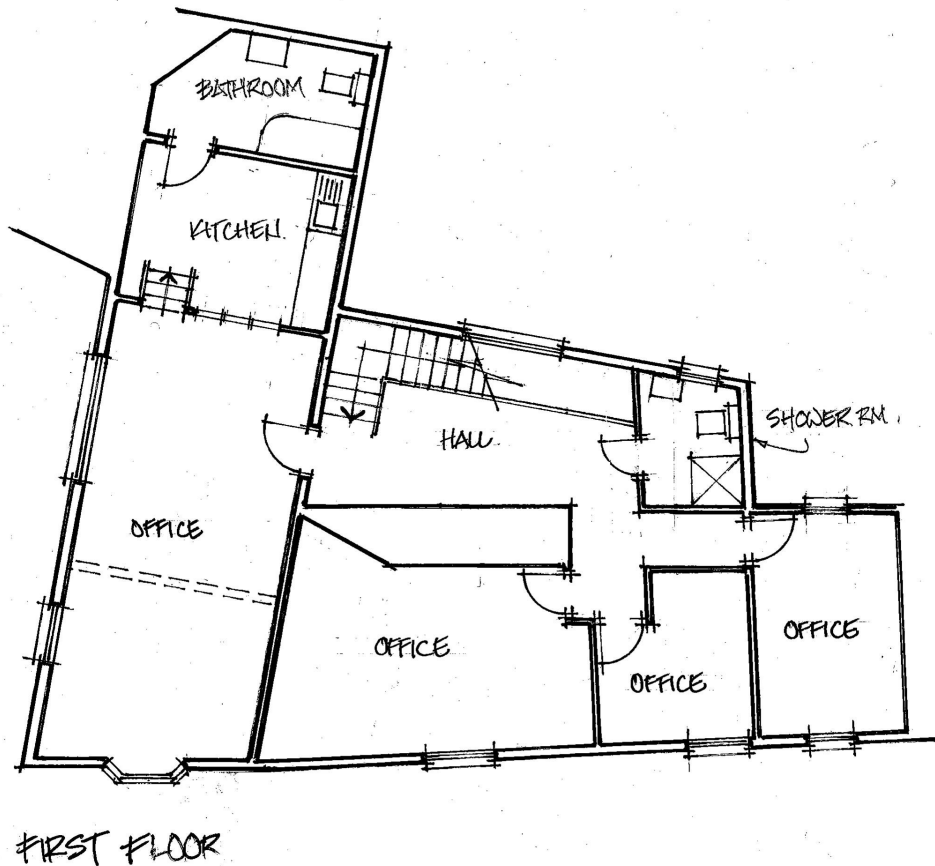
**TO LET ON NEW LEASE
£12,000 PA**

SNOW WALKER

01799 521761 www.snow-walker.co.uk

26-28 Church Street
Saffron Walden
Essex
CB10 1JQ

(Ref: 13/227)



The Premises

This is an excellent opportunity to acquire a self-contained first floor office suite in a handsome Grade II Listed building situated just off the Market Square in the heart of the town. Dating to the 16th Century it has many fine features and heavy timber frame under a peg tiled roof with secure rear access.

Accommodation comprising approximately 860 sq.ft. (79.8 sq.m.) net, being four main offices including a magnificent open plan, heavy timbered double-fronted boardroom overlooked by the galleried dining/kitchen area. It is available part-furnished as some of the original desks are still in situ.

The offices have recently been comprehensively deep cleaned and are available immediately.

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

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 2014/15 being £4,568.70 (with Small Business Relief £2,816.71).

Terms

Available on a new lease of 5 years duration with 3 year rent review pattern at a rent of **£12,000 per annum plus VAT** at the standard and prevailing rate.

The tenant will be responsible for normal costs, i.e. electricity, water, business rates etc.

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

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.