

BEAUTIFUL GROUND FLOOR SHOP SAFFRON WALDEN

Just off the market Square
Grade II Listed period building

995 Sq. ft.

£22,000 PA

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

SNOW WALKER

01799 521761 www.snow-walker.co.uk

26-28 Church Street
Saffron Walden
Essex
CB10 1JQ

(19/063)

Location

Just off the market square on Church Street .This fine property has a frontage of approximately 43 feet and a return frontage to Museum Street of about 25 feet.

The Premises

This is an excellent opportunity to acquire a shop in a handsome Grade II Listed building situated just off the Market Square in the heart of the town. Dating to the 16th Century, there are a number of interlinking rooms of considerable character with some fine features.

Terms

£22,000 per annum plus VAT at the standard and prevailing rate.

Lease

Available on a new lease of 5 years duration.

Services

The tenant is responsible for their own insurance, maintenance of the areas rented, plumbing, heating, electrics and internal decoration. The tenant will be charged 50% +vat for buildings insurance and water rates from the building as a whole.

This is a FRI lease (Full Repairing and Insuring) this is maintenance of common parts (roof, external walls, common areas etc) for which the ground floor tenant is charged 50% liability.

Viewing

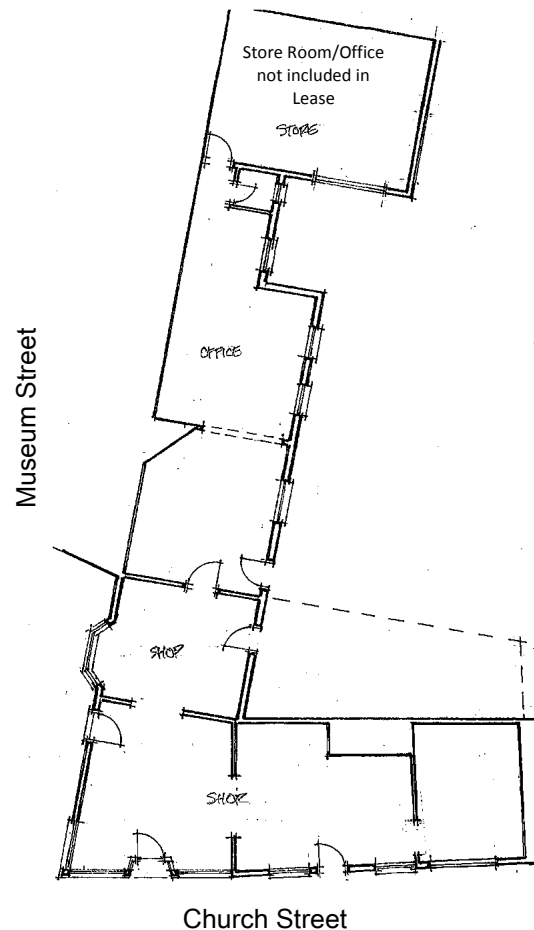
Via the letting agent, Messrs. Snow Walker, who hold keys.



Retail Space to the front of the Shop



Featured Fire Place and Beams



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.