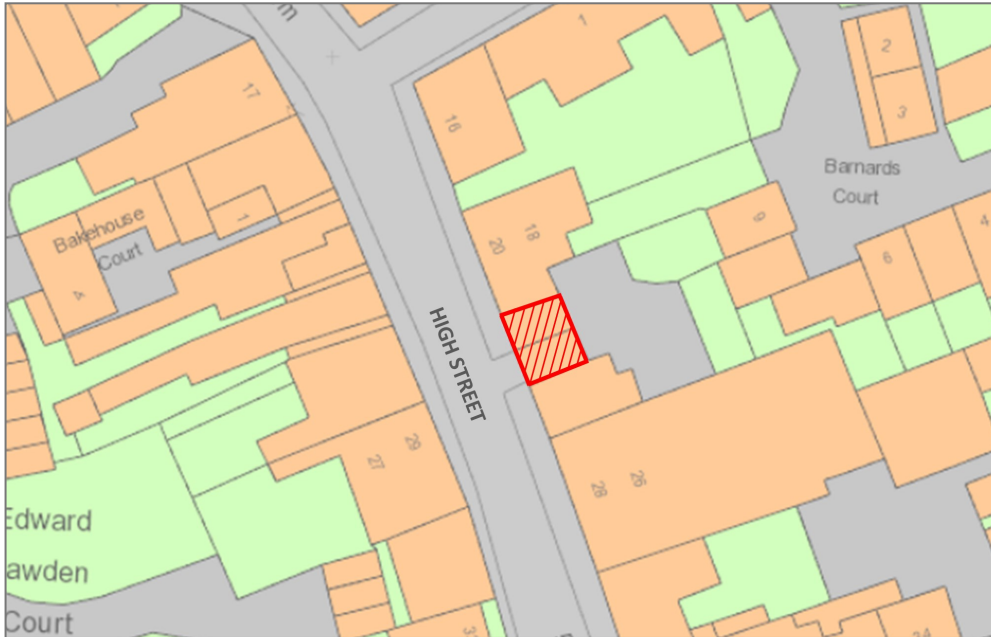




REAR ELEVATION



CAR PARKING SPACES



LOCATION PLAN

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

SELF-CONTAINED OFFICE SUITE SAFFRON WALDEN

Grade II listed building in an excellent
location facing onto the High Street

Set over three floors
plus basement storage area

1,300 sq.ft. GI (1,070 sq.ft. net)
121 sq.m. GI (100 sq.m. net)

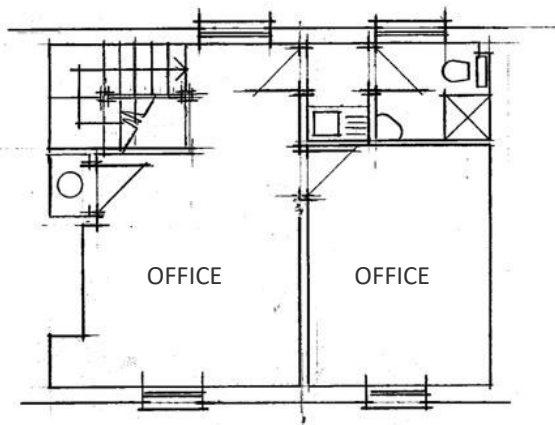
3 allocated car parking spaces

TO LET ON NEW LEASE
£12,000 PA

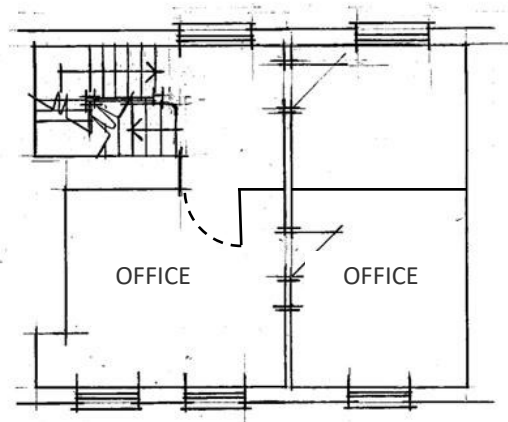
SNOW WALKER

01799 521761 www.snow-walker.co.uk

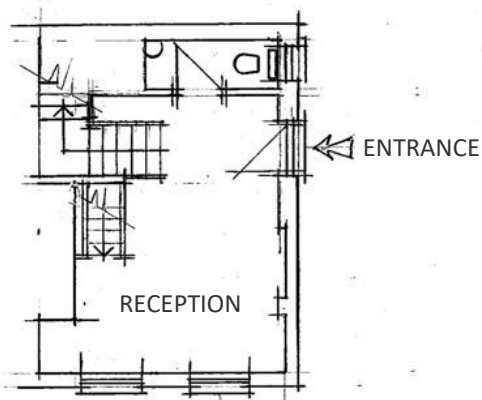
**22 High Street
Saffron Walden
Essex
CB10 1AX**



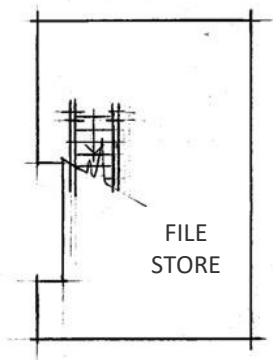
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



BASEMENT

The Property

The property is in a high profile situation, facing onto the High Street in the town's commercial area. This early Victorian holding, principally constructed in handmade brickwork under a pitched slated roof, offers accommodation over three floors plus the basement. It has a gross internal area of 1,300 sq.ft. (1,070 sq.ft. net) / 121 sq.m. (100 sq.m. net). On a net floor area basis, this breaks down approximately to:-

- Ground floor reception - 130 sq.ft.
- General storage basement area - 200 sq.ft.
- First floor - 405 sq.ft.
- Second floor - 340 sq.ft.

There is a car parking area to the rear with three allocated parking spaces.

All mains services are connected, being electricity, water, drainage and gas. There is a gas-fired central heating system.

Terms

Being offered on a **new lease at £12,000 per annum** and, though generally negotiable, indicative terms are a length of **9 years** with 3 yearly rent review pattern on full repairing and insuring basis.

Tenants responsible for normal costs, i.e. business rates, electricity, water etc.

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

Viewing

Strictly by appointment via the selling agent, Snow Walker.

Note, that due to the current Covid situation, our staff are predominantly working from home, and as the telephone system is only manned part time, please send enquiries to office@snow-walker.co.uk

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.