

Retail Shop



Apartment 1 (first floor)

**LARGE HIGH STREET  
RETAIL PREMISES  
WITH  
TWO RESIDENTIAL  
APARTMENTS**

**SAFFRON WALDEN**

**Substantial retail premises of  
over 4,300 sq.ft**

**Spacious apartments in a period  
Grade II listed property**

**FOR SALE FREEHOLD**

**£1,000,000 GUIDE PRICE**  
Individual sales will be considered

SNOW WALKER

01799 521761 [www.snow-walker.co.uk](http://www.snow-walker.co.uk)

**47 High Street  
Saffron Walden  
Essex  
CB10 1AR**

**Location**

This high profile property is situated in the centre of the High Street at the point of the traffic junction with George Street/Hill Street. It is near the pedestrian crossing, flanked by Costcutter supermarket on one side and estate agent and accountant on the other. One of the highest profile properties in town.

**The Premises**

This comprises a Grade II listed property of a large retail shop and two apartments at first and second floor levels respectively with access to the apartments separately from the retail properties below. This is an extremely rare opportunity to acquire a freehold in Saffron Walden.

**Shop**

The handsome property frontage is 13 metres (42.6 ft.) with a handsome triple box window display and a depth of just over 33 metres (110 ft.). The ground floor footprint is 400 sq.m (4,300 sq. ft) plus some first floor offices.

**Apartments**

Are comprehensively renovated and refurbished by the vendors and let subject to Assured Short-Hold Tenancies (ASTs). They offer spacious period accommodation with a number of features.

Unit 1 (first floor apartment) is a one-bedroom unit of approximately. 57 sq. m (613 sq. ft.), currently let at £850 per calendar month.

Unit 2 (second floor apartment) is a slightly larger two-bedroom property of 66 sq. m (710 sq. ft.), currently let at £875 per calendar month.

**Terms**

The property is offered on a long leasehold (effectively freehold) basis, being 999 years at a peppercorn ground rent.

Note the plan, produced by Knight Architect Design, has been reduced in size and is not to scale.

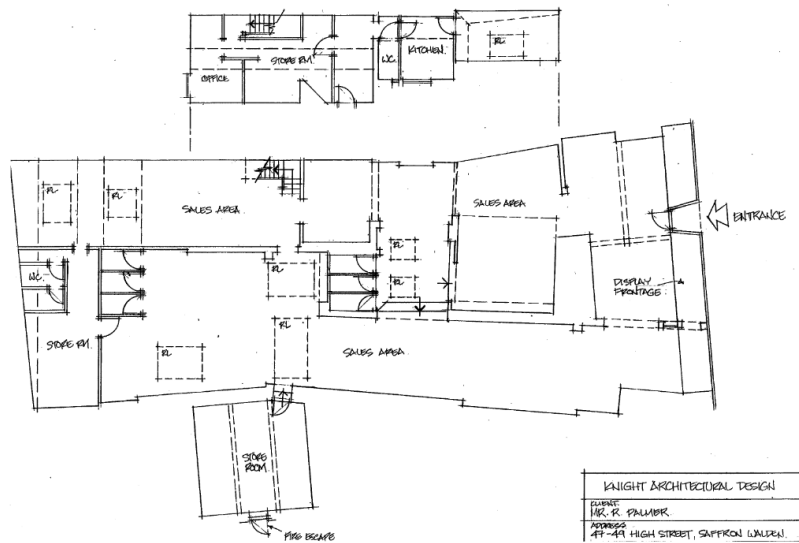
**Terms**

**The guide price as a whole is £1,000,000**

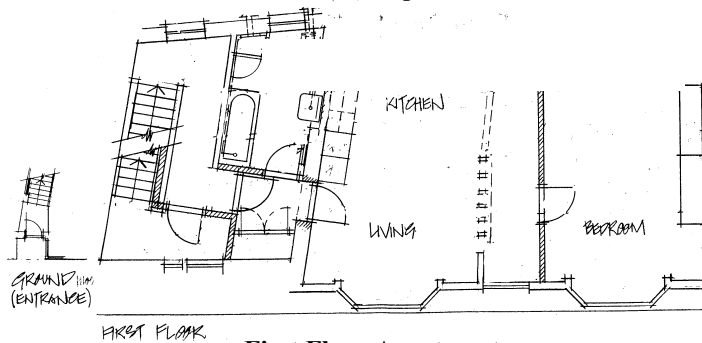
Consideration would be given to selling the retail shop separately.

**Viewing**

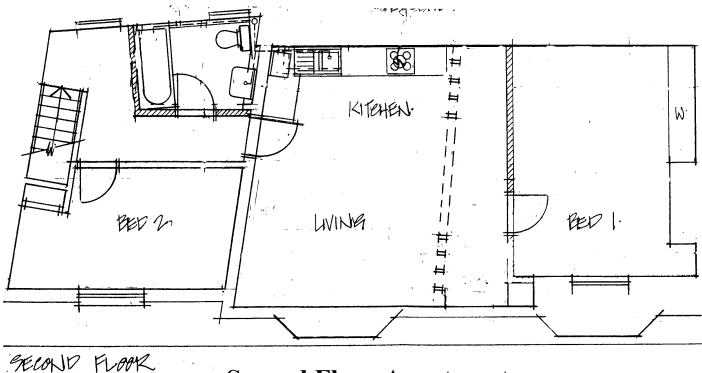
By prior appointment with the sole selling agent, Messrs. Snow Walker.



**Retail Shop**



**First Floor Apartment**



**Second Floor Apartment**

**Note**

Services are untested and no warrant is given that they are operable.

Plans are not to scale and are for identification only.

H.M. Stationery Office consent/Crown Copyright reserved.