



6 Rose & Crown Walk, Saffron Walden, Essex, CB10 1JH  
A1 Retail Unit  
To Let



- Town Centre Location
- Clear Sales Area
- Pedestrianised Thoroughfare
- Close to Public Car Park and Market Place
- 670 Sq Ft (62.24 Sq M)



## Location

Saffron Walden is an attractive and affluent commuter market town within Uttlesford District in rural North Essex. The town has a resident population of 15,000 and is a popular tourist destination due to its charm, character and wealth of medieval listed buildings.

The town is served by Audley End Station less than 2 miles away which provides a regular service to London's Liverpool Street in approximately 55 minutes and Cambridge in approximately 20 minutes. By road the M11 can be accessed at junction 9, 5 miles to the north of the town and Stansted airport is within 10 miles to the south.

Rose and Crown Walk is a pedestrianised thoroughfare connecting Common Hill with the Market Square, the focal point of Saffron Walden. The subject property is conveniently situated next to a public pay and display car park adjacent to the Common, thereby benefitting from footfall passing through to the Market Square. Nearby occupiers include Adnams Cellar and Kitchen, Boots, and Brooks Ladieswear.

## Description

The property is an attractive period building which benefits from two bay display windows, high ceilings, two entrances and an open retail area providing 670 sq ft of accommodation.

## Accommodation

The property comprises the following on a net internal area basis.

Accommodation	Sq M	Sq ft
Ground Floor Sales	62.24	670

## VAT

The property is elected for VAT.

## Legal Costs

Both parties to be responsible for their own legal costs incurred in any transaction.

## Business Rates

The unit currently has a rateable value of £18,500 per annum and the current rate in the pound for 2020/2021 is 51.2p in the £.

## Terms

The property is available by way of a new full repairing and insuring lease at a rent to be agreed.

## EPC

The property currently has an EPC rating of C67. A copy of the EPC is available on request.

## Viewing and Further Information

Viewing strictly by appointment with the sole agent:

### Ed Bunbury

John Arkwright & Co

0207 495 7090

[ed.bunbury@jarkwright.co.uk](mailto:ed.bunbury@jarkwright.co.uk)

### Tom Arkwright

Arkwright & Co

01799 668 600

[tom.arkwright@arkwrightandco.co.uk](mailto:tom.arkwright@arkwrightandco.co.uk)

**MISREPRESENTATION ACT 1967:** Arkwright & Co for themselves and for Vendors of this property whose Agents they are give notice that:- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Arkwright & Co has any authority to make or give any representation or warranty whatsoever in relation to the property. **FINANCE ACT 1989** Unless otherwise stated, all prices and rents are quoted exclusive of VAT. These details are believed to be correct at the time of compilation but may be subject to subsequent amendments. These details were prepared in March 2020.

51 High Street, Saffron Walden, Essex, CB10 1AR

T: 01799 668600

W: [www.arkwrightandco.co.uk](http://www.arkwrightandco.co.uk)



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS

