



10 Market Place, Saffron Walden, Essex
Prime Class E Retail / Office Premises
To Let



- Town Centre Location
- Class E Use
- Prominent Frontage
- Car Parking



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 3 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 6 Bishops Stortford, Stansted airport is within 19 miles.

Market Place is the prime retailing pitch in the town along with King Street and High Street to the west. Nearby occupiers include Barclays, Costa and Boots.

Accommodation

The property is arranged over basement, ground, first and second floors and comprises the following approximate dimensions and areas:

Basement:	337 sq ft	31.31 sq m
Ground Floor:	1,021 sq ft	94.85 sq m
First Floor:	837 sq ft	77.76 sq m
Second Floor:	877 sq ft	81.48 sq m
Total:	3,072 sq ft	285.40 sq m

The property benefits from parking to the rear for approximately 6 cars.

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 £33,750 per annum and the current rate in the pound for 2020/2021 is 49.9p.

Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

The landlords would consider letting the premises on a floor by floor basis.

Rent

£40,000 per annum exclusive.

EPC

Not applicable as property is Listed.

Viewing and Further Information

Viewing strictly by appointment with the joint sole agents:

Ed Bunbury

07825 157 873

ed.bunbury@jarkwright.co.uk

Bertie Arkwright

07500 079 190

bertie.arkwright@jarkwright.co.uk



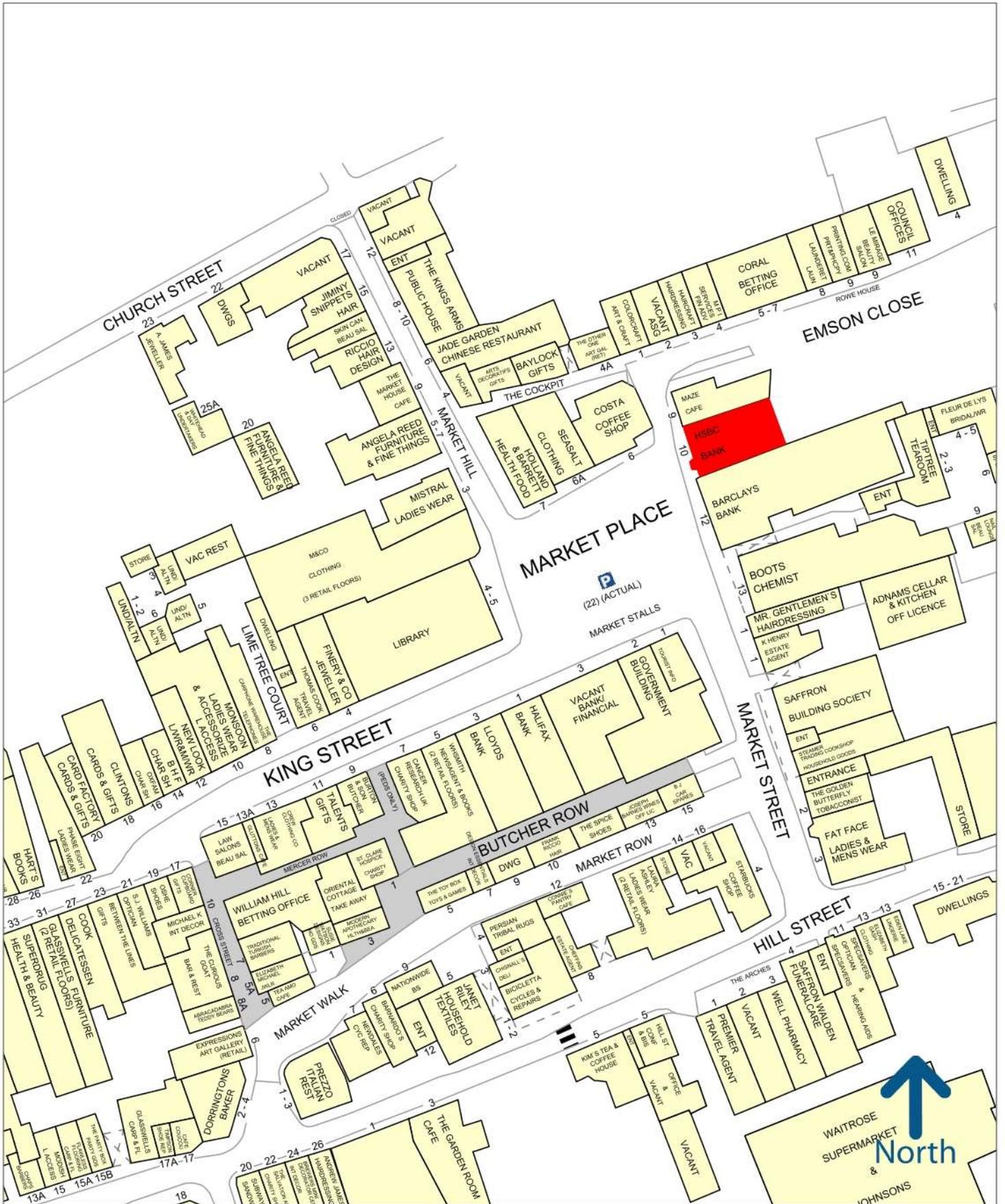
Richard Chapman

020 7891 2306

richardchapman@dronwright.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 February 2021.



50 metres

Experian Goad Plan Created: 08/02/2021
 Created By: John Arkwright and Company Ltd