

# FOR SALE

27 BELL STREET

SAWBRIDGEWORTH CM21 9AR



## LISTED FORMER BUILDING SOCIETY OFFICE

Approximately 600 sq ft (55.8 sq m)  
Suitable for A1 (Retail) or A2 (Financial Services) use

**Please refer to the important notices overleaf**

01279 620 200

dww.co.uk

## MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the properties in reliance upon them;

- (iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
- (iv) All prices quoted in these particulars may be subject to VAT in addition, and
- (v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars;
- (vi) All quoting rents, prices and terms are expressed subject to contract;
- (vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters."

## DESCRIPTION:

The Property comprises a Grade II Listed, two-storey building with the benefit of a more modern ground floor rear extension with a garden area beyond. For many years, the property has been occupied by Saffron Building Society and internally the building provides a main retail/office area together with a further office, store room and staff facilities behind, and an open plan office/further store above.

**It is considered that subject to all statutory consents, there may be potential to extend the first floor accommodation above the rear extension whilst retaining a rear garden or scope to further extend to the rear at ground or ground and first floor levels. It may be possible to create a residential self-contained flat within the extended first floor.**

## LOCATION:

The Property is situated in Bell Street, the main shopping area within the town of Sawbridgeworth. Occupiers within the immediate vicinity include TSB Bank, Martins the Newsagents, together with various local retailers and service providers.

Sawbridgeworth is situated approximately equidistant between Harlow and Bishops Stortford, within East Herts. The town benefits from a mainline station serving London Liverpool Street and numerous bus routes serving outlying districts. Roadlinks are good with Junction 7 of the M11 being c.5.5 miles to the South and Junction 8 of the M11 serving Stansted International Airport c.5.5 miles to the North. The A414 serves Chelmsford to the East and Hatfield and the A1 to the West.

## ACCOMMODATION:

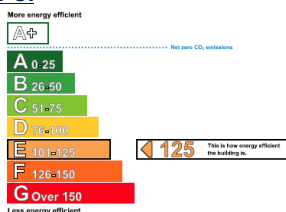
*The following are approximate Net Internal Areas measured in accordance with RICS Code of Measuring Practice:*

Main retail area	216 sq ft	20.07 sq m
Rear rooms	151 sq ft	14.02 sq m
First floor	234 sq ft	21.73 sq m
<b>TOTAL NIA</b>	<b>601 sq ft</b>	<b>55.74 sq m</b>

## FEATURES:

- **Rare freehold opportunity**
- Self-contained space
- Potential for further extension
- Tea station
- Staff WC
- Rear garden

## EPC:



A19049/Jul-19

## IMPORTANT NOTES FOR INTERESTED PARTIES

\*Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority (East Herts Council 01279 655261).

\*Rates. Applicants are referred to the Local Billing Authority (East Herts Council 01279 655261) to satisfy themselves as to their likely rates liability.

\*VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).

\*Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.

\*Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.

\*Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.

\*Please refer to the misrepresentation clause at the top of this page.

## TERMS:

The property is available freehold with vacant possession

## GUIDE PRICE:

£145,000

## RATES:

According to The Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) website, the Rateable Value is £5,000.

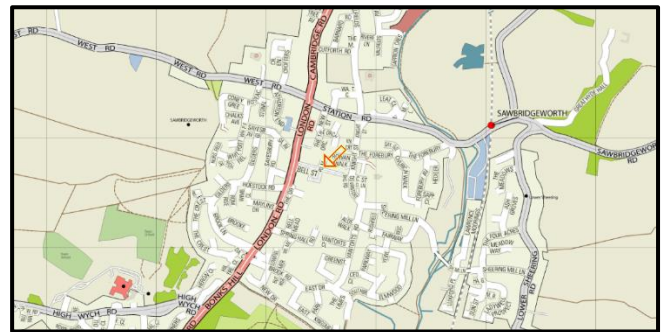
Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.

## SERVICE CHARGE:

Not applicable

## LEGAL COSTS:

Each party to bear their own legal costs incurred in the transaction.



## FURTHER INFORMATION:

For further information or to arrange an inspection of the Property, please contact the vendor's sole agents:

**Derrick Wade Waters**

**Simon Beeton MRICS**

**01279 620225**

[scb@dww.co.uk](mailto:scb@dww.co.uk)

**Luke Beeton**

**01279 620221**

[lab@dww.co.uk](mailto:lab@dww.co.uk)