7 George Street, Saffron Walden, Essex CB10 1EW **RETAIL UNIT FOR SALE**



- Town centre location
- Affluent historic market town
- 394 sq ft (36.57 sq m) Net Internal Area over two floors
- Outside seating area to the rear and additional stores on a Licence





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Location

The property is situated just off the main shopping area in George Street. Neighbouring occupiers include Prezzo. Subway and Clarkes with Waitrose. independent boutiques and high street chains only a short walk away. There is excellent vehicular and pedestrian flow along George Street, which supplies the town centre car parks and is situated at a busy crossroads in the town centre.

The location offers good access to M11 motorway, junction 8 or 9, for Cambridgeshire A14/A1 and London M25. There is a main line railway station at Audley End which connects to London Liverpool Street. Cambridge and Stansted Airport.

Saffron Walden is a historic market town and is approximately 15 miles south of Cambridge and approximately 15 miles north of Bishop's Stortford and Stansted Airport.

Description

A retail unit located on the High Street providing a ground floor retail area and upstairs kitchen and further retail area. The vendor has an established food business based at these premises since 2006.

The property benefits from a pantry, food preparation/sales area and WC.

There is a licensed courtyard to the rear of the property which can accommodate up to 24 covers and benefits from a professional canopy (sheltering the majority of the courtyard) and two cold stores. The courtyard is at a current rental of £1,600 per annum.

Shop fixtures and fittings can be sold separately subject to negotiation with the vendor

Accommodation

Measured in accordance with the RICS Code of Measuring Practice on a NIA basis.

Ground Floor Sales First Floor Retail and kitchen area:	23.49 sq m 13.08 sq m	
Total	36.57 sq m	394 sq ft
On a yearly Licence: Ground Store	2.88 sq m	31 sq ft

Ground Chill Store	
Outdoor Display/seating Area	

3.46 sa m 37 sa ft 21 sa m 226 sa ft

Use

A1 to A3

Services

Electricity, water and sewerage are all connected. There is no gas.

Tenure

The property is offered with vacant possession on a freehold basis with the possibility of taking on the Licence for the courtvard area if required.

Asking Price

£225,000 (No VAT applicable)

Rateable Value

The rateable value under the 2017 rating list is £8,300.

Rates payable, assuming a small business UBR of 46.6p, equating to £3,818 per annum or on the standard rate a 47.9p would equate to £3,976 for 2017/2018 year.

Small businesses should be eligible for 100% small business rates relief – All enquiries to Uttlesford District Council or VOA.

Legal Costs

Each party to pay their own legal costs.

EPC EPC rating: Band E	Viewings Strictly by prior arrangement with sole agents, Coke Gearing Consulting:
	Louise Campbell or Julia Martin: Office: 01279 758758 Mobile: 07837362002 or 07375506253 Email: <u>louise@cokegearing.co.uk</u> julia@cokegearing.co.uk

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