

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

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

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	23.49 sq m	
First Floor Retail and kitchen area:	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
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Ground Chill Store	3.46 sq m	37 sq ft
Outdoor Display/seating Area	21 sq m	226 sq 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 courtyard 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: louise@cokegearing.co.uk

julia@cokegearing.co.uk



