



BRIGHT WELL PRESENTED TOWN CENTRE PREMISES

1,020 SQ FT (94.76 SQM) APPROX

TO LET

4 Bakehouse Court
19 High Street
Saffron Walden
Essex
CB10 1LD

- Two Storey Building
- Open Plan Rooms
- Grade II Listed
- Off High Street Location
- Electric Heating
- Self-Contained
- Rateable Value £13,500
- VAT is charged
- EPC Rating C

**RENT £13,500 per annum
exclusive**

DISTANCES (All distances approximate)

Cambridge	24 km (15 miles)
Stansted Airport	29 km (18 miles)
M11 (J9)	6.5km (4 miles)
Mainline Rail Station	Audley End

DESCRIPTION

4 Bakehouse Court is a two storey building providing open plan rooms at ground and first floor. Staff facilities are positioned at first floor.

The building is positioned off the High Street, overlooking a small private courtyard and is a modern addition to a Grade II Listed building.

Ground Floor Office	8.57m x 5.36m	45.88 Sqm (494 Sq Ft)
First Floor Office	8.57m x 5.76m	48.94 Sqm (527 Sq Ft)

TERMS

The property is available to let on a new full repairing and insuring lease for a minimum of 5 years.

The letting is to be outside of the Security of Tenure Provisions of the Landlord & Tenant Act 1954.

A deposit will be required to be held for the duration of the term. Further details available upon request.

SERVICE CHARGE

A service charge is levied towards the upkeep of shared areas, charged as and when incurred. Buildings insurance is separately levied.

BUSINESS RATES

We understand that the Rateable Value effective from April 2026 will be £12,000. Please note that this is not what you would pay. Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. Prospective occupiers should make their own enquiries of Uttlesford District Council - 01799 510510 to verify the Business Rates payable.

LEGAL COSTS

The tenant is to make a contribution towards the landlord's legal fees. This sum is to be deposited with solicitors prior to legal documentation being issued.

REFERENCES

Prospective tenants will be required to provide business accounts and satisfactory bank, accountant and two trade references (if applicable). A fee of £60 inclusive of VAT is payable towards processing these references.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is charged on sums due.

MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. Further information upon request.

CONSUMER PROTECTION REGULATIONS

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or online at <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>



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