



ATTRACTIVE HIGH STREET SHOP

UNDER OFFER

536.7 SQ FT (49.86 SQM) APPROX

25 High Street, Saffron Walden, Essex, CB10 1AT

25 High Street is an attractive Grade II Listed building positioned on the busy High Street in Saffron Walden. The shop is self-contained and offers a well presented open-plan sales area, visible through the large glass frontage. The premises also provide wc & kitchenette facilities to the rear.

Other occupiers in the vicinity include QD, clothing retail, florists, showrooms, restaurants, beauticians, nail salon and barbers.

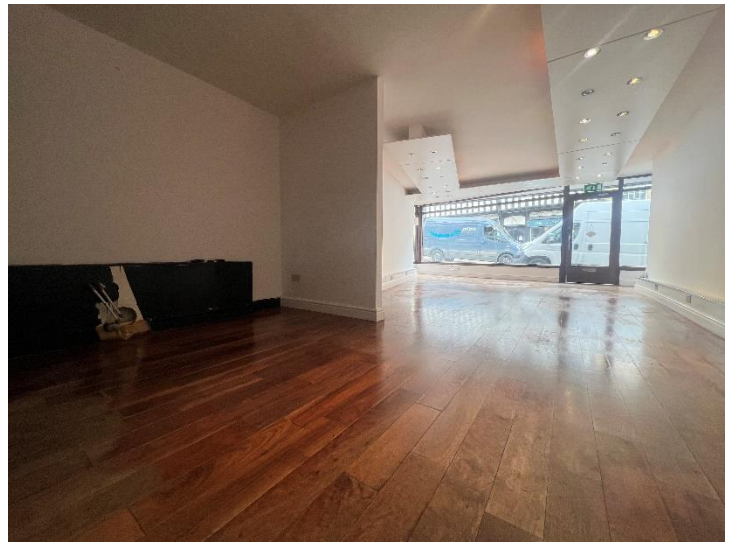
Shop Width 6.14m (max)
Shop Depth 9.22m

- Grade II Listed
- Open Plan Sales Area
- Air Conditioned
- Wood Flooring
- High Street Location
- Full Width Display Frontage
- Rateable Value £17,500
- EPC Rating - C

Rent: £17,500 per annum
Freehold: £220,000

Mullucks

01279 755900 | mullucks@mullucks.co.uk



TERMS

Available to let on a new full repairing and insuring lease for a term to be agreed.

The letting is to be outside the security of tenure provisions of the Landlord and Tenant Act.

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

Our client will also consider selling the freehold as a vacant possession. We understand this includes the first floor residential flat above, on a 999 year lease. No ground rent is currently charged.

SERVICE CHARGE

A service charge is levied towards building maintenance on a cost as and when incurred basis. Buildings insurance is charged separately, currently £1,300.

BUSINESS RATES

We understand that the property has a current Rateable Value of £17,500. The Rateable Value effective from April 2026 will be £17,750. Please note that this is not what you would pay.

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 of £500 + VAT (£600) 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 not 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/>

All descriptions, dimensions, references to condition and necessary permissions for use, occupation and other details contained herein are for general guidance only and prospective purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. Mullucks employees or representatives do not have any authority to make or give any representation or warranty or enter into any contract in relation to the property.

OS Licence No.100005829. Reproduced from the Ordnance Survey Map with the permission of the Controller of His Majesty's Office. Crown Copyright.

BW/COM.4682.02.25

Mullucks

01279 755900 | mullucks@mullucks.co.uk