

HIGH STREET RETAIL PREMISES WITH TWO RESIDENTIAL FLATS FOR SALE (BUSINESS UNAFFECTED)

LONDON HOUSE, 47-49 HIGH STREET, SAFFRON WALDEN, ESSEX, CB10 1AR



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



London House | 47-49 High Street | Saffron Walden | Essex | CB10 1AR

London House

47-49 High Street | Saffron Walden | Essex

Guide price of £650,000

INVESTMENT HIGHLIGHTS

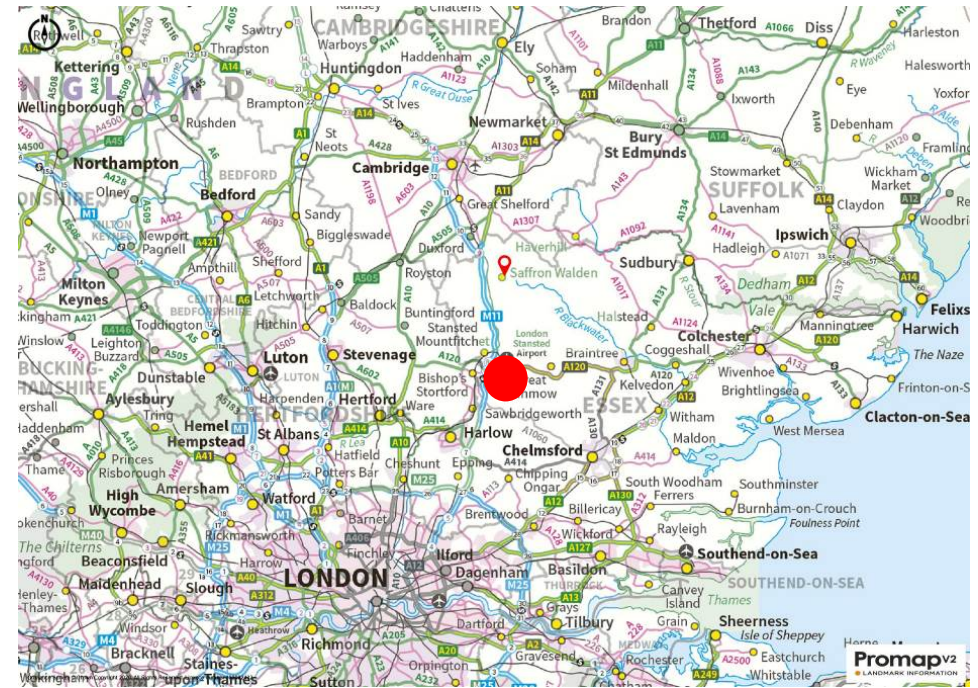
- Extremely rare opportunity to acquire a town centre freehold
- Located in town centre
- Ground Floor retail unit
- Planning consent granted to sub-divide the ground floor retail unit
- Vendor would consider a leaseback for a period of up to 3 years
- Two residential flats let on Assured Shorthold Tenancies (AST's)

LOCATION

Saffron Walden is an attractive and affluent commuter market town within Uttlesford District in rural North Essex. The town has a resident population of 15,000 and is a popular tourist destination due to its charm, character and wealth of medieval Listed buildings.

The town is served by Audley End Station less than 3 miles away which provides a regular service to London's Liverpool Street in approximately 55 minutes and Cambridge in approximately 20 minutes. By road the M11 can be accessed at Junction 9. Bishops Stortford and Stansted airport are within 19 miles.

The property is situated on the west side of High Street, close to the junction with George Street. High Street is one of the principal retail pitches in Saffron Walden.



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DESCRIPTION

London House comprises a Grade II Listed three storey building arranged over ground, first and second floors.

The property is of timber frame construction, with lime plaster render under a pitched tiled roof.

The property comprises a prominent retail unit at ground floor, with an extensive frontage of 13 metres (42.6 ft). The first floor and second floors, accessed via a separate access from High Street, have recently been refurbished and comprise a one bedroom and two bedroom flat, respectively.

ACCOMMODATION

The property provides the following floor areas:-

FLOOR	USE	AREA	
		Sq m	Sq ft
Ground	Sales	400	4,300
Basement	Ancillary	29.82	321
Total (Net Internal Area)		429.82	4,621

FLOOR	USE	AREA	
		Sq m	Sq ft
First	One Bed Flat	57	613
Second	Two Bed Flat	66	710
Total (Gross Internal Area)		123	1,323

TENURE

Freehold.

TENANCIES

The retail unit is being offered for sale with vacant possession. The vendor would consider a leaseback for a period of up to 3 years. The business currently occupying the premises is unaffected.

Unit 1 (1st Floor) is let on an AST at £925 per calendar month.

Unit 2 (2nd Floor) is let on an AST at £925 per calendar month.

PLANNING

Planning consent has been granted to sub-divide the ground floor retail unit and create a new entrance in the shop front. Plans available on request.

The ground floor is suitable for alternative uses including, restaurant/café and leisure uses, subject to the necessary planning consents.

BUSINESS RATES & COUNCIL TAX

The ground floor is listed as a Shop and Premises with a Rateable Value of £37,004.

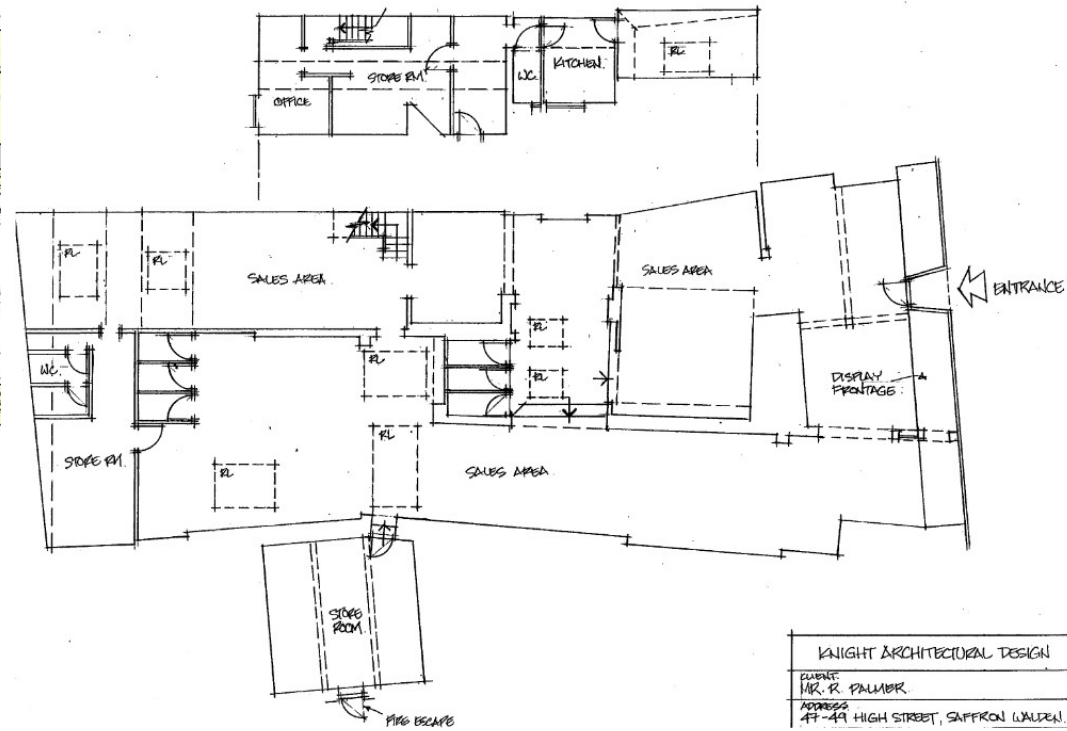
The first and second floor flats are listed as council tax band B and C respectively.

VAT

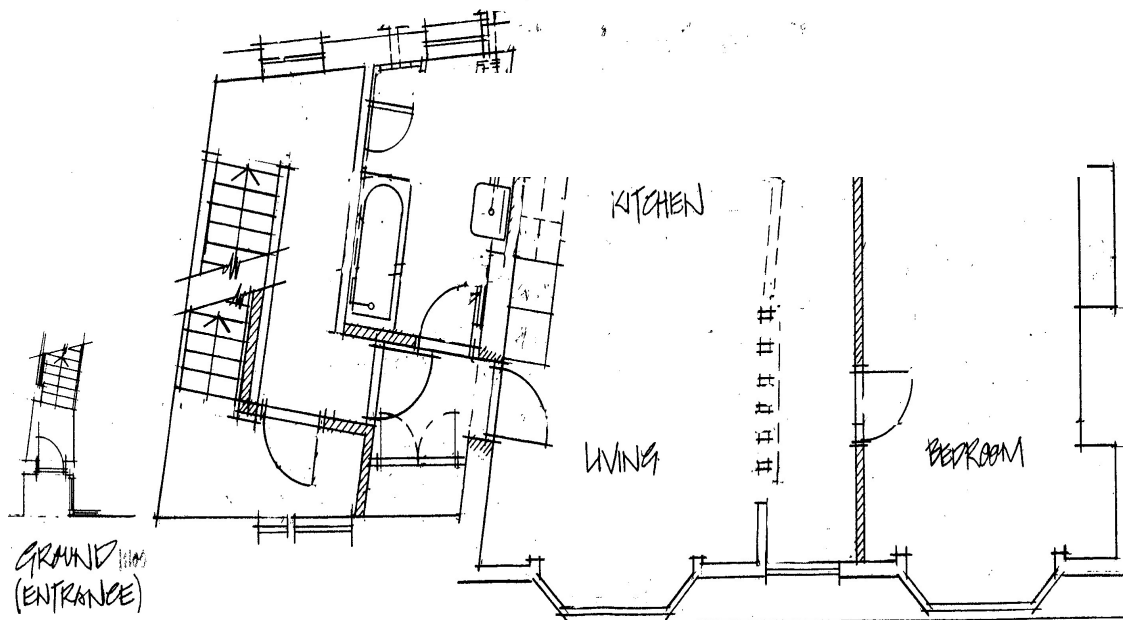
It is our understanding that the property is not elected for VAT.

EPC

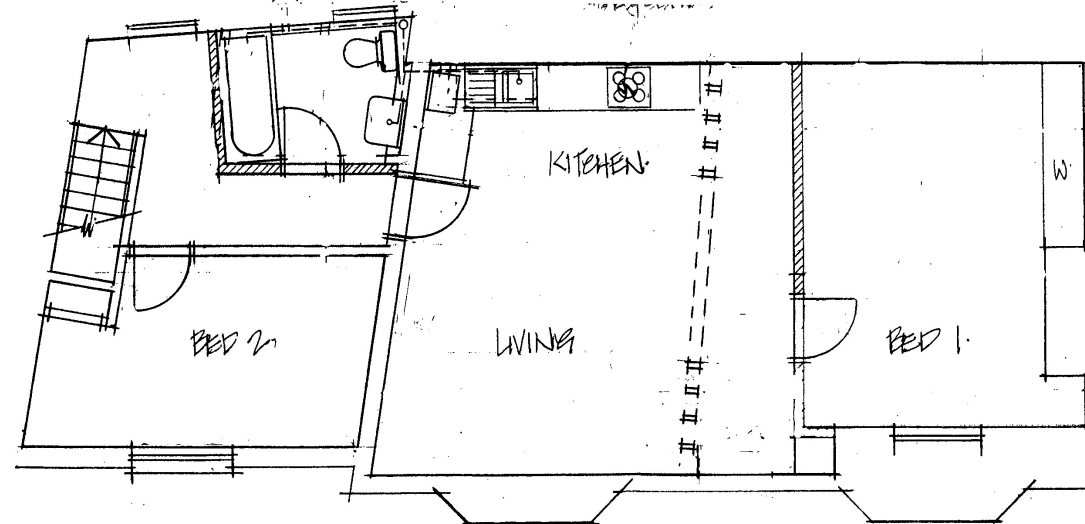
A copy of the EPC's are available on request.



KNIGHT ARCHITECTURAL DESIGN
 CLIENT: MR. R. PALMER
 ADDRESS: 47-49 HIGH STREET, SAFFRON WALDEN.



FIRST FLOOR



SECOND FLOOR

These plans are not to scale and for identification purposes only.

PROPOSAL

Guide price of £650,000 (Six Hundred and Fifty Thousand Pounds), subject to contract

FURTHER INFORMATION

For further information or to arrange an inspection, please contact;

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