On the Instruction of Barclays Bank LEASEHOLD INTEREST

28 Knight Street, Sawbridgeworth CM21 9AU



Key Features

- Prominent building
- Strong local district centre
- A3 option subject to planning

EPC

An EPC can be made available upon request.

Viewing

By appointment via this office:

Adam Caplan t: + 44 20 7182 2650 e: adam.caplan@cbre.com

CBRE Limited Henrietta House, Henrietta Place London W1G ONB www.cbre.co.uk/retail Date of Issue September 2018

Location

Sawbridgeworth is four miles south of Bishop's Stortford, twelve miles east of Hertford and nine miles north of Epping. It lies on the A1184 and has a railway station that links to Liverpool Street station in London.

Other retailers in the vicinity are mainly independent local businesses. Barclays used to occupy a prominent unit on the parade.

Description

The bank comprises a basement vault, ground floor retail banking hall, and first floor ancillary and staff rooms.

Accommodation

| Basement | 16 sq m | 168 sq ft |
|--------------|----------|-------------|
| Ground Floor | 136 sq m | 1,466 sq ft |
| First Floor | 87 sq m | 933 sq ft |
| Total | 239 sq m | 2,567 sq ft |

Tenure

The property is held on an existing FRI lease due to expire 24/04/2027 at a passing rent of **£25,500** per annum exclusive, with a break option scheduled for 24/04/2022. The lease is held inside the security of tenure provisions of the Landlord and Tenant Act 1954.

Consideration

Offers accepted on the basis of assignment or sub-lease at the passing rent of **£25,500** pa.

Rates

We are informed by the Local Rating Authority that the current rateable value of the property is £25,500 and the rates payable are £12,240. The UBR for 2018/2019 is **48p**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.



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Not to scale.

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