

# 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**

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### 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
<b>Total</b>	<b>239 sq m</b>	<b>2,567 sq ft</b>

### 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.

