

SAFFRON WALDEN

3a MARKET HILL CB10 1HQ

TOWN CENTRE OFFICES TO LET



6 Duke Street
Marylebone
London W1U 3EN

LOCATION

Occupying a core town centre location on Market Hill, overlooking the historic Market Place.

The offices are within the town's core shopping area with numerous coffee shops and restaurants close by.

A location street plan is attached upon which the property is highlighted.

ACCOMMODATION

The offices have self-contained access off Market Hill and are arranged over ground and first floors with a small basement.

The first floor comprises 8 individual offices all well fitted with carpet floors, painted and papered walls and central heating. The offices also have a kitchenette and both men's and ladies' toilets. The space is 'turn key', and ready for immediate occupation. There is further ground floor storage/bike parking and additional storage in the basement.

The accommodation has the following approximate floor areas:-

First Floor Offices	1,548 sq ft	143.81 sqm
Ground Floor Storage	84 sq ft	7.80 sqm
Basement Storage	274 sq ft	25.46 sqm
Total NIA	1,906 sq ft	177.07 sqm

LEASE

A new effectively full repairing and insuring lease is available for a term to be agreed by negotiation but to include 5 yearly upward only rent reviews at a commencing rental of **£12,500 per annum exclusive** of rates, service charge and VAT.

EPC

The property has an energy efficiency rating of D87. A copy of the EPC is available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



RATES

We are advised that the property has been assessed from 1st April 2023 for rating purposes as follows;

Rateable Value	£11,500
Standard Business Multiplier	49.9p
Rates Payable	£5,738.50

Interested parties should make their own enquiries to the local authority but an occupier will not pay business rates on a property with a rateable value of £12,000 or less, if that is the only property the business uses.

LISTED BUILDING

We understand from Historic England that the building is Grade II Listed.

PLANNING

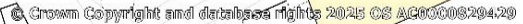
The offices fall under Class E (c) in schedule 2 of the Town and Country Planning (Use Classes) Order 1987.

VIEWING

For further information or arrangement to inspect, please contact:

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