



HIGH STREET RETAIL PREMISES SAFFRON WALDEN

Substantial retail premises of
over 2,200 sq.ft.

Historic Grade II listed building

One of the highest profile
locations within the town centre

FOR SALE FREEHOLD

**£400,000
GUIDE PRICE**



SNOW WALKER CHARTERED SURVEYORS
53 HIGH STREET SAFFRON WALDEN ESSEX CB10 1AR

SNOW WALKER

01799 521761 www.snow-walker.co.uk

Retail Premises
47 High Street
Saffron Walden
Essex
CB10 1AR

Location

The property is situated in the centre of the High Street at the point of the traffic junction with George Street/Hill Street and, therefore, undoubtedly one of the highest profile positions in the town. It is near the pedestrian crossing, flanked by Costcutter supermarket on one side and estate agent and accountant on the other.

The Premises

This comprises a Grade II listed property and is an extremely rare opportunity to acquire a freehold in Saffron Walden. This substantial unit is made available by division of a larger holding, as this area is now surplus to requirements. This is currently operated as part of a gentlemen's clothier, Messrs. Gray Palmer, a highly respected family business who has traded in the town for three generations.

The existing business is unaffected and will continue to operate from the adjacent unit. The property will have a frontage of approx. 16 ft. (5 metres), a triple window display and 110 ft. depth (just over 33 metres). The property widens significantly to the rear where there is a cloakroom and store room. There is then a further side store which combined provides 570 sq.ft. (53 sq.m.). In total, the property offers 2,200 sq.ft. (204 sq.m.).

Terms

The property is offered on a long leasehold (effective freehold) basis, being 999 years at a peppercorn ground rent.

The prospective purchaser will be required to subdivide the property away from the remainder - basically this is two partitions as marked on the plan and a door opening, plus separation of services (principally electricity and water). Points A and B on the plan mark the doors to be blocked. Points C to D and E to F are the areas where partitions subdivision is required. Note the plan, produced by Knight Architect Design, has been reduced in size and is not to scale.

Also available for sale, albeit separately, are two apartments, being first and second floor respectively, let under AST (Assured Short-hold Tenancies).

Viewing

By prior appointment with the sole selling agent, Messrs. Snow Walker.

Note

Services are untested and no warrant is given that they are operable. Plans are not to scale and are for identification only. H.M. Stationery Office consent/Crown Copyright reserved.

