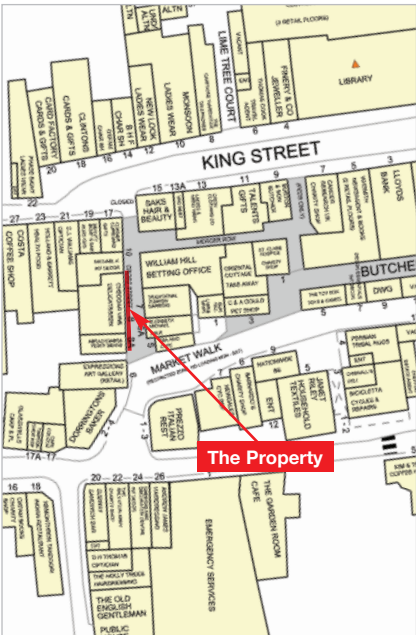


Saffron Walden
8, 8A and 8B Cross
Street
Essex
CB10 1EX

- Freehold Shop and Residential Ground Rent Investment
- Comprising two shops and residential above sold off
- Situated on an established thoroughfare in the town centre
- Part let on a lease expiring 2027 (1)
- Total Current Rents Reserved **£37,250 pa**

On the Instructions of a
Major Fund

SIX WEEK COMPLETION
AVAILABLE



Tenure
Freehold.

Location
Saffron Walden is an attractive and historic market town located some 46 miles north-east of London. The M11 Motorway (Junction 9) is within 3 miles, providing access to Cambridge some 15 miles to the north and Bishop's Stortford 12 miles to the south.
The property is situated in the centre of Saffron Walden on the pedestrianised Cross Street, a thoroughfare between King Street and Hill Street, main retail locations within the town.
Occupiers close by include William Hill (opposite), BHF, Oxfam, Monsoon, New Look, Clinton Cards, Holland & Barrett, Costa and Prezzo, amongst others.

Description
The property is arranged on ground and one upper floor to provide two ground floor shop units with self-contained residential accommodation above. Unit 8 is currently arranged as a restaurant with 38 covers, plus additional seating outside. The first floor is accessed from the rear and has been sold off on a long lease.

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate
For EPC Rating please see website.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
8	O Gezer (t/a The Curious Goat)	Gross Frontage	12.80 m	(41' 11")	10 years from 13.06.2017	£25,500 p.a.	Rent Review 2022 (1)
		Net Frontage	12.15 m	(39' 10")	Rent review every 5th year		
		Shop Depth	5.10 m	(16' 9")	(1) The lease provides a tenant's break option		
		Built Depth	9.60 m	(31' 6")	on 08.10.2018. FR & I		
8A	M Sayers & M Davison (t/a Abracadabra)	Gross Frontage	4.60 m	(15' 1")	12 years from 01.09.2012	£11,750 p.a.	Reversion 2024 (2)
		Net Frontage	3.50 m	(11' 6")	Rent review on the 6th anniversary		
		Shop Depth	5.60 m	(18' 5")	(2) The lease provides a break option on		
		Built Depth	8.45 m	(27' 8")	01.09.2018. FR & I		
8B	Individual	First Floor Residential			999 years from 16.10.2014	Peppercorn	Reversion 3013

Total £37,250 p.a.