

# TO LET

5,125 Sq Ft (476.11 Sq M)

- Town centre position
- Suitable for a variety of uses (subject to necessary planning)
- Secondary rear customer entrance



**12A Market Place**  
Saffron Walden, CB10 1HR

**KirkbyDiamond**

Contact: Steven Murray or Hugo Harding

Tel: 0208 367 5511

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- Saffron Walden is a market town situated in north Essex just to the east of junction 9 of the M11 motorway approximately 15 miles south of Cambridge, 14 miles north of Bishop's Stortford and 18 miles north west of Braintree
- Junction 9 of the M11 is within 5 miles of the town
- Stansted Airport is about 15 miles to the south
- The property is situated within the town centre Conservation Area in a prominent position being on the east side of Market Place which forms part of the town's principal retail area
- Market Place hosts a market on Tuesdays and Saturdays and provides limited car parking on non market days

/// **What3words**

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Google Maps

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## DESCRIPTION

- The property comprises a purpose built banking hall with basement vaults constructed circa 1874 and is Listed Grade II\*
- The property has an ornate stone and coloured leaded glass frontage
- A wheelchair accessible entrance is available to the side from Crown Walk

## TERMS

Available by way of a new FRI/IRI lease for a term to be agreed at a rent of £85,000 VAT is payable.

## ACCOMMODATION

<b>Total</b>	<b>476.11 SQ M</b>	<b>5,125 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC:** Exempt

**Business Rates:** The rateable value is £71,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:

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