

RETAIL & RESIDENTIAL INVESTMENT FOR SALE

13 DEBDEN ROAD, SAFFRON WALDEN, ESSEX, CB11 4AA



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

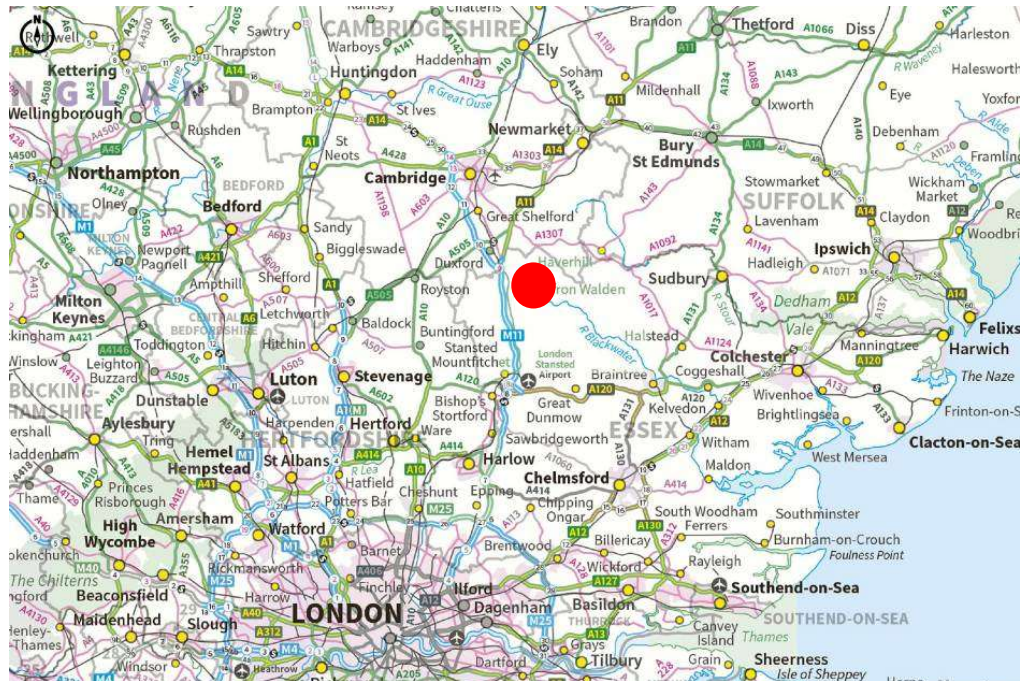
13 Debden Road

Saffron Walden | Essex

Offers in excess of £500,000

INVESTMENT HIGHLIGHTS

- Freehold
- Located on a prominent junction close to the town centre
- Ground floor retail unit with residential units above let on AST's
- Rear workshop with development potential at the rear, subject to planning
- Income of £33,440 per annum

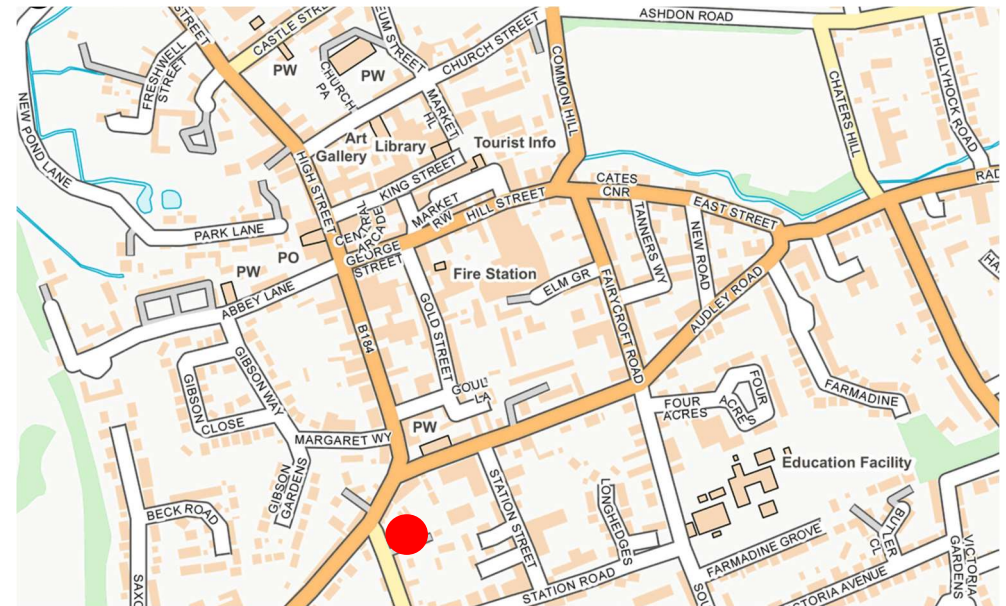


LOCATION

Saffron Walden is an attractive and affluent commuter market town within Uttlesford District in rural North Essex. The town has a resident population of 15,000 and is a popular tourist destination due to its charm, character and wealth of medieval listed buildings.

The town is served by Audley End Station less than 3 miles away which provides a regular service to London's Liverpool Street in approximately 55 minutes and Cambridge in approximately 20 minutes. By road the M11 can be accessed at junction 9, with Bishops Stortford and Stansted airport within 19 miles.

Debden Road is a main road leading into Saffron Walden, just to the south of the town centre. The shop is prominently located next to the junction with London Road.



13 Debden Road | Saffron Walden | Essex | CB11 4AA

DESCRIPTION

13 Debden Road comprises a two storey building arranged over basement, ground, first and second floors. The property is of brick construction, under a pitched tiled roof.

To the rear of the property is a single storey workshop constructed of brick elevations, under a corrugated metal roof, at the rear of the property. The workshop is accessed via an archway which is shared with the adjoining owners.

The property comprises a retail unit over basement and ground floor, trading as d'Art Waffle selling waffles, crepes, cakes and ice cream. The first and second floors comprise two residential premises. The rear workshop trades as Berts Motorcycles, a motorcycle workshop.

ACCOMMODATION

The property provides the following floor areas:-

FLOOR	USE	AREA	
		Sq m	Sq ft
Ground	Sales	47.99	516
Basement	Ancillary	18.12	195
Total (Net Internal Area)		66.11	711

FLOOR	USE	AREA	
		Sq m	Sq ft
First	One Bed Flat	44.46	479
Second	One Bed Flat	58.59	631
Total (Gross Internal Area)		103.05	1,110

FLOOR	USE	AREA	
		Sq m	Sq ft
Ground	Workshop	54.28	584
Total (Gross Internal Area)		54.28	584

TENURE

Freehold.

The first floor flat extends in part at the over the ground floor of the adjoining premises and likewise, part of the first floor flat of adjoining premises extends over the ground floor of the subject premises, creating, flying freeholds.

The archway providing access to the rear of the property is part owned with the adjoining premises.



TENANCIES

The retail unit is let on a 5 year lease from 9th August 2021 at £11,000 per annum to European Corner Shop Ltd.

The workshop is let to Bertram Jesse Lawrence on a periodic tenancy from 1st April 2022 on a month to month basis and terminable by either party on 60 days notice, at a rent of £4,800 per annum.

The 1st Floor flat is let on an AST at £675 per calendar month.

The 2nd Floor flat is let on an AST at £795 per calendar month.

VAT

It is our understanding that the property is not elected for VAT.

EPC

A copy of the EPC's is available on request.

PROPOSAL

Offers in excess of £500,000 (Five Hundred Thousand Pounds),
subject to contract

FURTHER INFORMATION

For further information or to arrange an inspection, please contact;

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