

**Lot 1, 9 Cross Street, Saffron Walden,**

**Essex CB10 1EX**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



# Lot 1, 9 Cross Street, Saffron Walden, Essex CB10 1EX

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



## Property Information

### Freehold Retail Investment

- Let to La Boite Ltd until 2031 (subject to option)
- Affluent and Attractive Historic Market Town
- Town Centre Location
- Nearby Occupiers include Waitrose, Boots, Oxfam, Starbucks, Superdrug and an Eclectic Mix of Local Retailers
- VAT-Free Investment

#### Lot

1

#### Auction

9th July 2024

#### Rent

£26,400 per Annum Exclusive

#### Status

Available

#### Sector

Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

15 miles south of Cambridge, 12 miles north of Bishop's Stortford and 46 miles north-east of London

#### Roads

B184, B1052, M11 (Junction 9)

#### Train

Audley End Railway Station

#### Air

London Stansted Airport

### Situation

Saffron Walden is an affluent, attractive and historic Market Town located some 46 miles north-east of London. The property is situated in the centre of Saffron Walden on the pedestrianised Cross Street, a thoroughfare between King Street and Hill Street, with nearby occupiers including Waitrose, Boots, Oxfam, Starbucks, Superdrug and an eclectic mix of local retailers.

### Tenure

Freehold.

### Description

The property comprises a ground floor café with ancillary accommodation on the first floor.

### VAT

VAT is not applicable to this lot.

### Completion Period

Six Week Completion

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 1, 9 Cross Street, Saffron Walden,

**Essex CB10 1EX**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground First	Café Ancillary	71.60 51.50	(771) (554)	LA BOITE LTD (CRN: 11563641) guaranteed by DENDALE CONSTRUCTION LIMITED (CRN: 04164481)	10 years from 16/04/2021 (2)	£26,400	TBC (15/04/2031)
<b>Total Approximate Floor Area</b>		<b>123.10</b>	<b>(1,325)</b>			<b>£26,400</b>	

(1) The floor areas stated above have been taken from the VOA (<https://www.tax.service.gov.uk/business-rates-find/valuations/573967022?valuationId=18063949000>)

(2) The lease provides for a tenant option to determine the lease on 15/04/2026 on 6 months prior notice



**Lot 1, 9 Cross Street, Saffron Walden,**

**Essex CB10 1EX**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)





**Lot 1, 9 Cross Street, Saffron Walden,**

**Essex CB10 1EX**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)





**Lot 1, 9 Cross Street, Saffron Walden,**

**Essex CB10 1EX**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)





# Lot 1, 9 Cross Street, Saffron Walden, Essex CB10 1EX

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



# Lot 1, 9 Cross Street, Saffron Walden,

## Essex CB10 1EX

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



### Contacts

#### Acuitus

**John Mehtab**  
+44 (0)20 7034 4855  
+44 (0)7899 060 519  
[john.mehtab@acuitus.co.uk](mailto:john.mehtab@acuitus.co.uk)

**Edward Martin**  
+44 (0)20 7034 4854  
+44 (0)7478 673 535  
[edward.martin@acuitus.co.uk](mailto:edward.martin@acuitus.co.uk)

#### Seller's Solicitors

The Quad, Blackbrook Park Avenue  
Taunton  
Somerset  
TA1 2PX

**Ben Hingley**  
01823625892  
[ben.hingley@porterodson.co.uk](mailto:ben.hingley@porterodson.co.uk)

#### Associate Auctioneers

**Alpha Browett Taylor**  
Third Floor, 112 Clerkenwell Road  
London  
EC1M 5SA

**Richard Hutt**  
0203 475 7451  
07977 417 575  
0207 386 8965  
[richard.hutt@alphaproperty.co.uk](mailto:richard.hutt@alphaproperty.co.uk)

### Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.  
2024