

Waterfront House, 55-61 South Street, Bishop's Stortford CM23 3AL

# TOWN CENTRE OFFICE **FOR SALE**

332 sq m - 3,574 sq ft over two floors with 9 + parking spaces



- **Attractive riverside office which is gated**
- **E Use Class so suitable to a variety of uses/occupiers**
- **Town centre location-close proximity to train station**
- **Investment opportunity or ideal HQ office**
- **Suitable for residential conversion STP / PD**

**Coke Gearing**  
consulting

Chartered Surveyors

[www.cokegearing.co.uk](http://www.cokegearing.co.uk)



## Location

The property is centrally located in Bishop's Stortford town centre, off Station Road / South Street. Only two minutes' walk away is the mainline train station which provides regular services to London, Cambridge and Stansted Airport. The property is very central - the heart of the town centre is only a one-minute walk away, where there is a variety of retailers, restaurants, cafes, health club/ gyms.

## Description

The property is situated next to the River Stort and provides beautiful riverside views. This riverside office property consists of two floors of accommodation which is divided into a wide range of different sized office suites. The property benefits from communal WCs, a shower and kitchen facilities.

There is a private car park with nine + spaces without double parking and there is a gated entrance to the premises.

The property has E Use Class and this opportunity presents as ideal accommodation for owner occupiers, investors or developers looking to convert the office into residential STP/ Permitted Development.

## Licence Terms

The current Tenancies are on flexible licence agreements, on a rolling 30-day basis with a current total all-inclusive rent roll of £5,300 per month + VAT which includes parking spaces.

Tenancy Schedule and further details available upon request. Current occupiers include hairdressers, tattooists, beauticians, office users.

## Accommodation

The approximate internal floor areas are as follows, which include a variety of individual suites or could be made open plan:

**Total: 332 m<sup>2</sup> / 3,574 sq ft**

## Sale Price

£895,000 - Freehold with the tenancies in place or if preferred with Vacant Possession.

No VAT is applicable on a sale.

In accordance with Anti Money Laundering Regulations, the purchaser will be required to provide proof of identity and address to the agents prior to solicitors being instructed.

**Business Rates** The property has a rateable value of £56,000. Interested parties should satisfy themselves as to business rates payable by making their own enquiries with the Local Council/VOA.

**EPC** EPC rating (D/76) valid to 14 December 2026.

**Legal costs** Each party to cover their own legal fees involved in this transaction.

## Personal Interest:

As required under Section 21 of the Estate Agents Act 1979, an employee of Coke Gearing has declared a personal interest in this property.

## Viewings via Coke Gearing Consulting only

For further information please contact:

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**Office: 01279 758758**

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