



## TOWN CENTRE OFFICE

**UNDER OFFER**

971 SQ FT (90.21 SQM) APPROX

5A The Dells, South Street, Bishop's Stortford, Hertfordshire, CM23 3AB

5a The Dells is a two storey office building divided into three rooms at ground floor and two at first floor, and is suited to a variety of uses. The Dells is situated off South Street and close to Jackson Square, and sees a high level of foot traffic.

Other occupiers in the parade include café, beauty salon, RSPCA charity shop, The Party Box. Other nearby retailers include Card Factory, Crewe Clothing and Pro Cook. Sainsbury's and Marks & Spencer are also nearby.

- Two Car Parking Spaces
- Two Storey Building
- Small Rear Yard
- Self-Contained
- Close To Town Centre Shops and Car Parking
- Rateable Value £19,500
- VAT is charged
- EPC Rating - E

RENT £18,500 per annum exclusive

# Mullucks

01279 755900 | [mullucks@mullucks.co.uk](mailto:mullucks@mullucks.co.uk)



Ground Floor 595 sq ft  
Three rooms, tea station and small yard

First Floor 376 sq ft  
Two rooms, male and female wcs

#### TERMS

Available to let on a new full repairing and insuring lease for a minimum term of three years.

The letting is to be outside the security of tenure provisions of the Landlord and Tenant Act.

A deposit will be required to be held for the duration of the term. Further details available upon request.

#### SERVICE CHARGE

A service charge is levied towards estate management and common area upkeep, charged as and when incurred. Buildings insurance is charged separately, currently £470 per annum.

#### BUSINESS RATES

We understand that the property has a Rateable Value of £19,500. Prospective occupiers should make their own enquiries of East Herts District Council (01279 655261) to verify the Business Rates payable.

#### AGENTS NOTE

As the property forms part of a parade of shops, competing uses will not be considered.

#### LEGAL COSTS

The tenant is to make a contribution of £500 + VAT (£600) towards the landlord's legal fees. This sum is to be deposited with solicitors prior to legal documentation being issued.

#### REFERENCES

Prospective tenants will be required to provide business accounts and satisfactory bank, accountant and two trade references (if applicable). A fee of £60 inclusive of VAT is payable towards processing these references.

#### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is charged on sums due.

#### MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. Further information upon request.

#### CONSUMER PROTECTION REGULATIONS

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or online at <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>

All descriptions, dimensions, references to condition and necessary permissions for use, occupation and other details contained herein are for general guidance only and prospective purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. Mullucks employees or representatives do not have any authority to make or give any representation or warranty or enter into any contract in relation to the property.

OS Licence No.100005829. Reproduced from the Ordnance Survey Map with the permission of the Controller of His Majesty's Office. Crown Copyright.

KW/COM.4656.06.24

# Mullucks

01279 755900 | [mullucks@mullucks.co.uk](mailto:mullucks@mullucks.co.uk)