



CENTRALLY LOCATED OFFICES TO LET

1,760 SQ FT (163.5 SQM) APPROX

Upper Floors, 8-10 North Street, Bishop's Stortford, Hertfordshire, CM23 2LH

North Street provides a mix of commercial retail and office properties, with occupiers such as NatWest, Lloyds and Midland banks, Prezzo and Pizza Express, as well as independents Roni's and No.14, restaurants. Other businesses in the area include estate agents, interior design, kitchen showroom.

Previously occupied by Barclays Bank, the upper floors comprise offices over first and second floors, overlooking North Street. The first floor has been divided to provide office and meeting room, whilst the second floor provides two offices, tea station and upper level store. WC facilities are located at first and upper first floors.

- First Floor 1,020 Sq Ft
- Second Floor 740 Sq Ft
- Immediately Available
- Rateable Value £59,500*
- VAT is not charged
- EPC Rating - B

RENT £26,500 per annum exclusive

Mullucks

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First Floor 1,020 Sq Ft
Second Floor 740 Sq Ft

TERMS

Available to let on a new full repairing and insuring lease for a term to be agreed.

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. The service charge for the year is to be confirmed. Buildings insurance is charged separately – to be confirmed.

BUSINESS RATES

*We understand that the property has a Rateable Value of £59,500. The building is currently assessed as a whole and a separate assessment will be required. Prospective occupiers should make their own enquiries of East Herts District Council (01279 655261) to verify the Business Rates payable.

LEGAL COSTS

The tenant is to make a contribution towards the landlord's legal fees. This sum is to be agreed and 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 not 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. A fee of £48 is payable towards our third party providers costs in gaining this information.

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/>

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