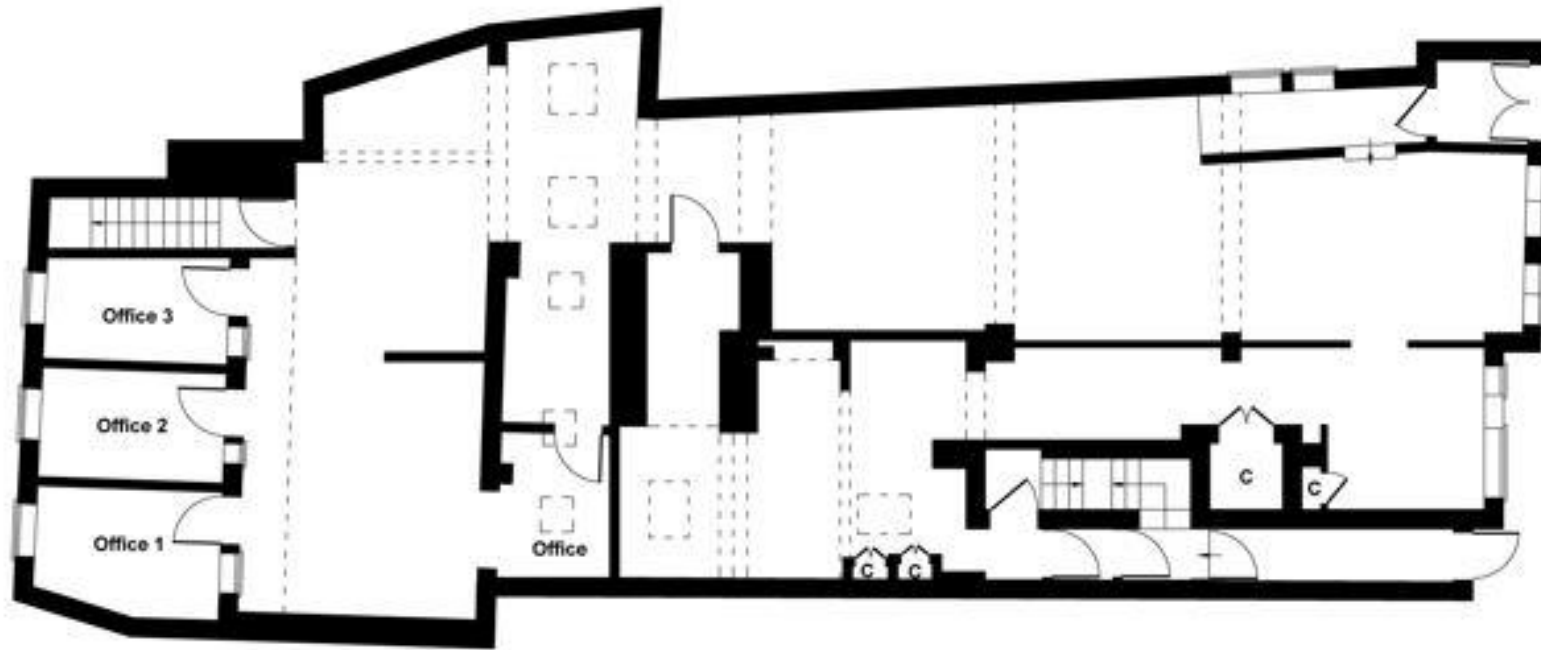




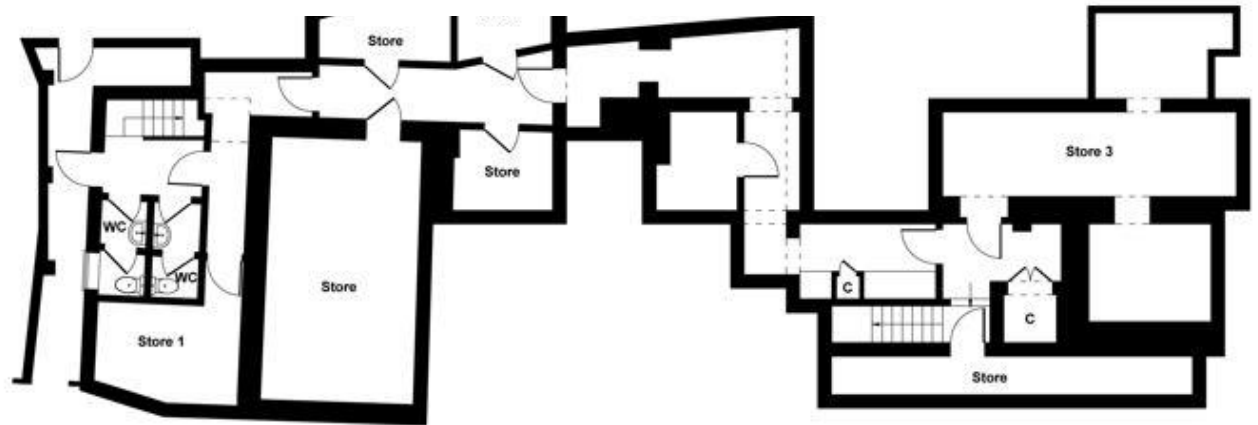
Sticks

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



North Street

GROUND FLOOR



BASEMENT

CENTRALLY LOCATED RETAIL UNIT With Basement Storage

**2,885 SQ FT
(268.02 SqM)**

£60,000 per annum exclusive

- Ground Floor 2,885 Sq Ft
- Basement Stores 1,220 Sq Ft
- Immediately Available
- Restaurant Uses Will Not Be Considered
- Rateable Value £59,500
- VAT Is Not Charged
- EPC Rating - B

North Street provides a mix of national and local occupiers ranging from 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, and hair and beauty businesses.

Previously occupied by Barclays Bank, the ground floor is partitioned to suit this use, however could be opened up to provide larger retail space. The basement is accessed from the rear and provides storage in a number of rooms and staff facilities.

Ground Floor	2,885 Sq Ft
Basement	1,220 Sq Ft

TERMS

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

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

SERVICE CHARGE & BUILDINGS INSURANCE

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 separately charged – 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

AGENTS NOTE

The upper floors provide approx. 1,760 sq ft of office accommodation and can be let with the ground floor and basement if required. Further information upon request.

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.

LEGAL COSTS

The tenant is to contribute towards the landlord's legal fees. This sum is to be agreed and deposited with solicitors prior to legal documentation being issued.

VAT

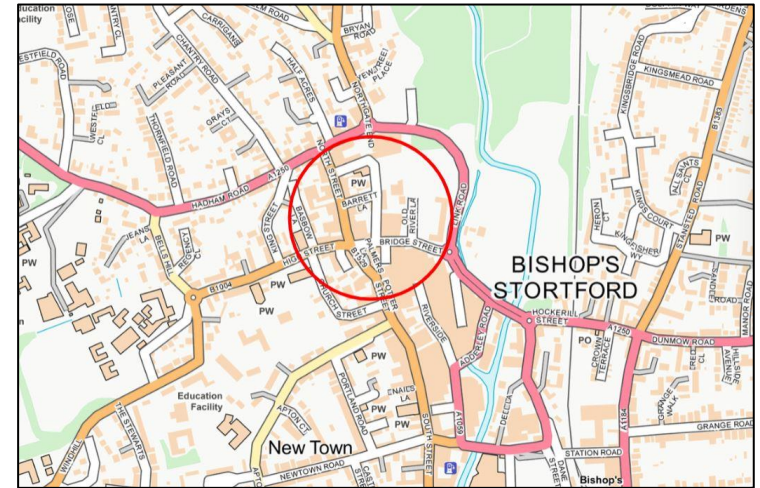
Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand **VAT is not charged** on sums due.

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/>



All descriptions, dimensions, reference 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.

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