



21 Hockerill Street, Bishop's Stortford, Hertfordshire, CM23 2DH



ATTRACTIVE TOWN CENTRE OFFICE BUILDING

2,864 SQ FT (266.07 SqM)

Rent: £39,000 per annum exclusive

Sale Price: £575,000

- 7 Car Parking Spaces
- Part Air-Conditioned
- 3 Phase Power
- Three Storey Building
- Rateable Value £46,250
- VAT is charged
- EPC Rating - C

21 Hockerill Street provides primarily open plan office accommodation arranged either side of a central staircase over three floors. The ground floor has, in the past, been used as a showroom and light production space. The second floor is separately accessed via a metal staircase at the front of the building. Two parking spaces exist to the front of the building, with a further five spaces to the rear.

Located on Hockerill Street, the property is conveniently positioned for access to the town centre shops, rail station and major routes such as the A120 and M11 motorway.

Ground Floor 1,132 sq ft

Two rooms, tea station, wc, stairs to first floor.

First Floor 1,144 sq ft

Two rooms, one with manager's office, server cupboard, wc.

Second Floor 726 sq ft

Accessed via external stairs. Two rooms, store, tea station, wc.





TERMS

The property is available to let on a new full repairing and insuring lease, subject to five yearly rent reviews. The lease will be subject to a mutual option to break after five years. The letting will be outside of the Security of Tenure Provisions of the Landlord & Tenant Act.

Alternatively, a freehold sale will be considered.

BUSINESS RATES

We understand that the property has a Rateable Value of £46,250. Prospective occupiers should make their own enquiries of East Herts District Council (01279 655261) to verify the Business Rates payable.

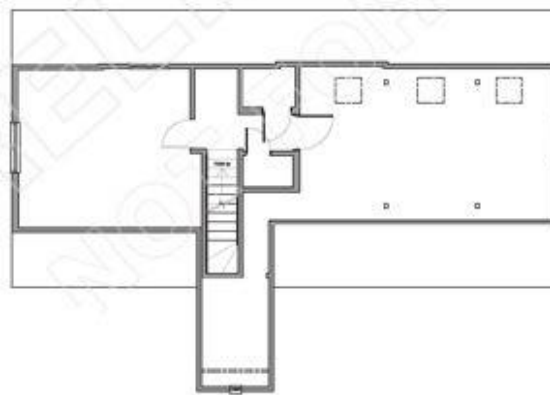
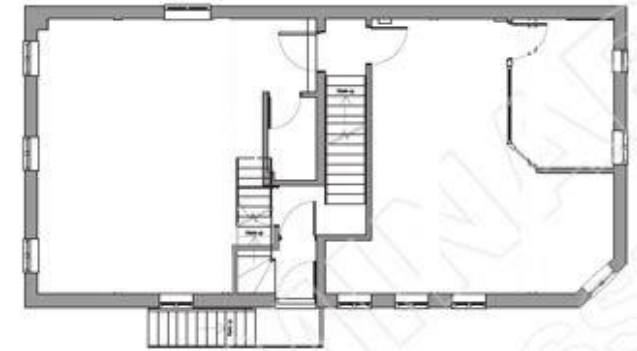
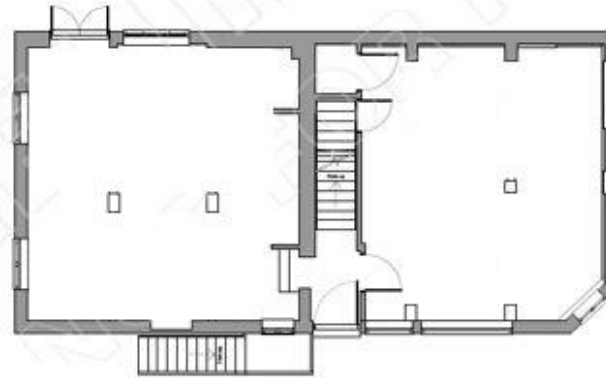
LEGAL COSTS

Each party to bear their own costs in the transaction.

SERVICE CHARGE

Any purchaser would be responsible for the annual estate service charge of approximately £850 (to be paid half yearly). The service charge covers the cleaning of the outside communal areas, including the car park.

Please note that this charge does not apply to the tenant.



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.

REFERENCES

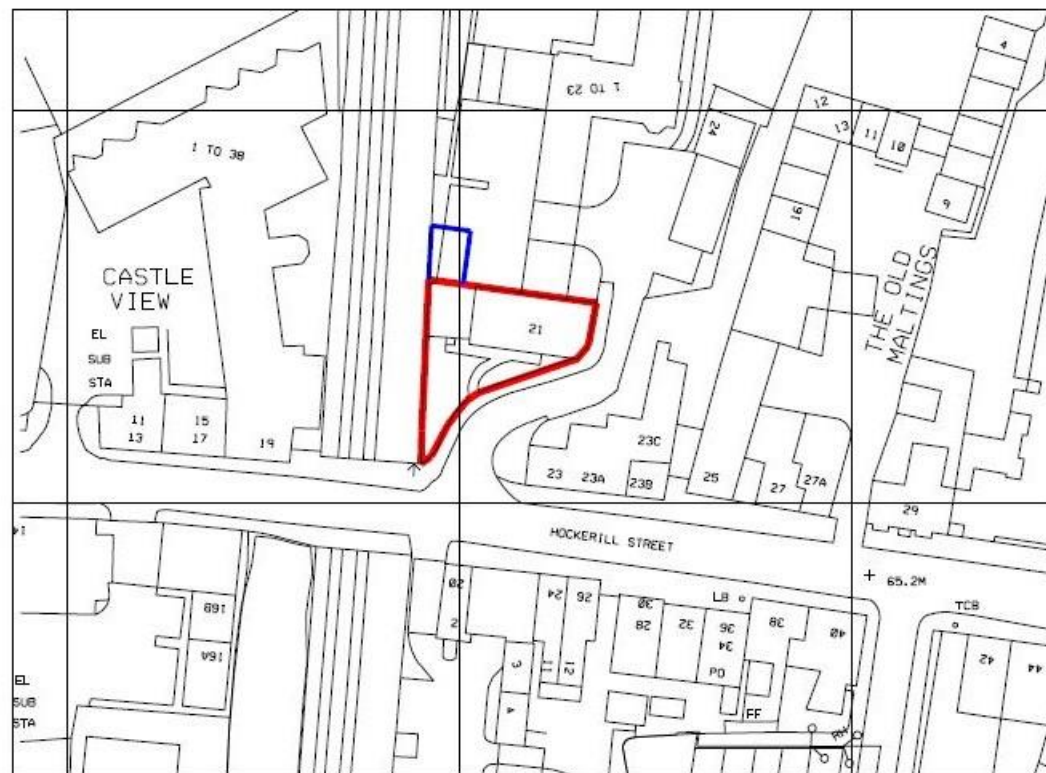
Prospective tenants will be required to provide business accounts and satisfactory bank, accountant and two trade references (if applicable). A fee of £60 inclusive of VAT is payable towards processing these references.

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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