



TOWN CENTRE RETAIL UNIT

628 SQ FT (58.34 SQM) APPROX

UNDER OFFER

3 The Dells
South Street
Bishops Stortford
Hertfordshire
CM23 3AB

- High Footfall Location
- Two Parking Spaces
- Open Plan Retail Space
- Close To National Retailers & Parking
- Rear Storage
- Rateable Value £15,000
- VAT is charged
- EPC Rating - E

**RENT £20,000 per annum
exclusive**

Mullucks

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DESCRIPTION

3 The Dells is an open plan retail unit situated off South Street, close to Jackson Square, and benefits from a high level of foot traffic. Other occupiers in the parade include a cafe, beauty salon and charity shop.

Ground Floor: 628 Sq Ft

Open plan retail space, rear store, kitchenette and wc.

TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

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

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

SERVICE CHARGE

A service charge is levied towards estate management and common area upkeep, charged as and when incurred. Buildings insurance is charged separately - to be confirmed.

BUSINESS RATES

We understand that the property has a current Rateable Value of £15,000. The Rateable Value effective from April 2026 will be £17,500. Please note that this is not what you would pay.

Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. 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.

AGENTS NOTE

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

Available from the end of September 2025.

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/>



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