



PROMINENT TOWN CENTRE OFFICE/RETAIL PREMISES

2,271 SQ FT (210.98 SqM)

RENT £37,500 per annum exclusive

- Grade II Listed Building
- Ground Floor 976 Sq Ft
- First Floor 879 Sq Ft
- Basement Storage
- Rateable Value: £35,250
- VAT is charged
- EPC Rating – D

19 North Street is a prominently located Grade II Listed building. Currently available are the ground and first floors, plus basement storage.

Occupiers in the vicinity include Lloyds, NatWest, and HSBC banks, Cote, Franco Manca restaurants, KitchenHaus, Cook, Intercounty Estate agents and other independent retailers and offices.

The Ground floor is accessed via a central entrance, giving access to the split level retail/office area. Large bay windows provide good natural light and allow the opportunity to display to North Street, with further windows to the side and rear.

The first floor is divided into 5 rooms, two with large display windows to North Street. Staff facilities are located on this floor and are shared with the occupier of Suite 19e, a solicitors practice. The second floor is independently accessed from Sworders Yard.



TERMS

The property is available by way of a full repairing and insuring lease for a minimum term of 6 years, subject to a rent review after 3 years.

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

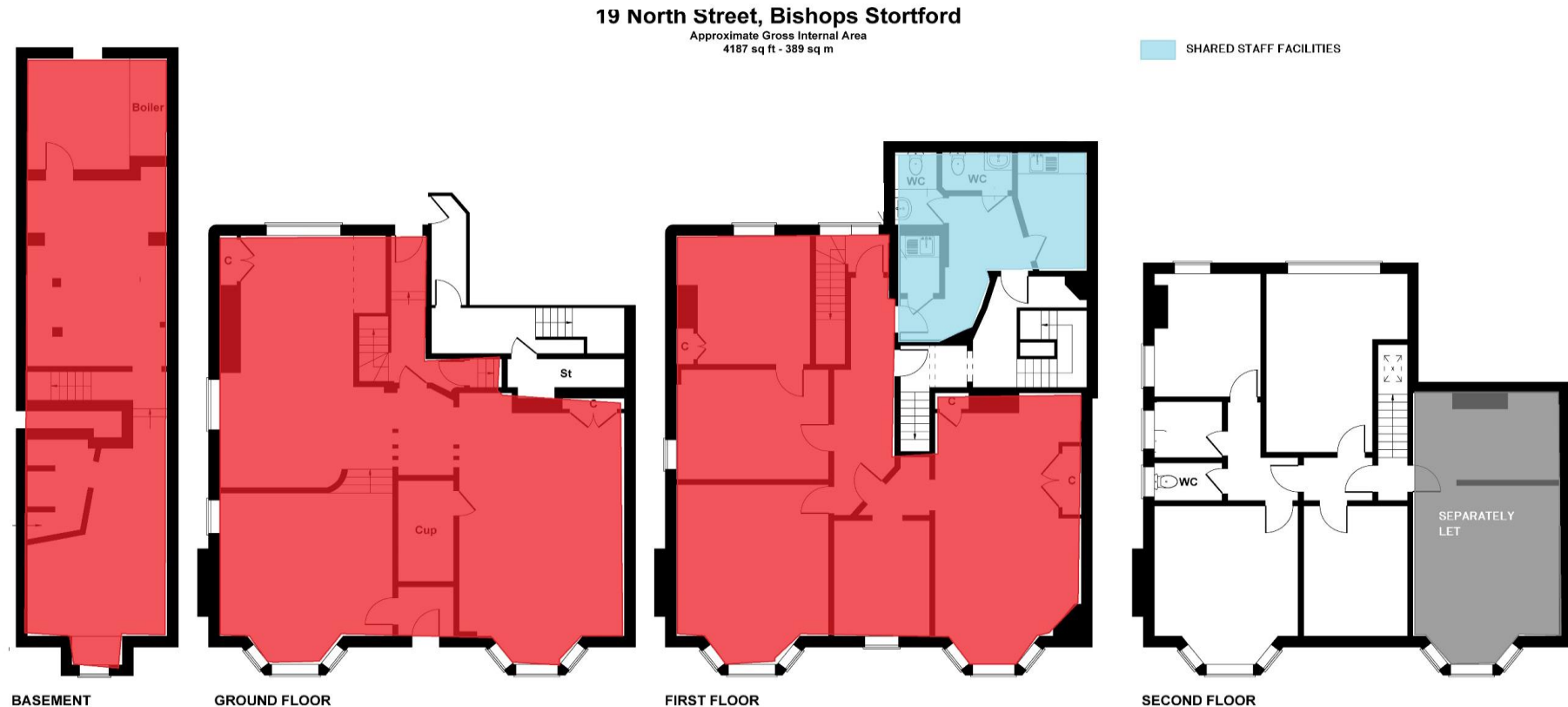
The letting is to be Outside of the Security of Tenure provisions of the Landlord & Tenant Act.

SERVICE CHARGE & BUILDINGS INSURANCE

A service charge is levied towards common area cleaning and maintenance, water and drainage, gas usage, building maintenance and decoration. Electricity is charged via a check meter. The service charge is collected quarterly, based on costs incurred. Buildings insurance is separately charged – to be confirmed.

BUSINESS RATES

We understand that the property has a Rateable Value of £35,250. The Rateable Value effective from April 2026 will be £38,250. Please note that this is not what you would pay. Prospective occupiers should make their own enquiries of East Herts District Council (01279 655261) to verify the Business Rates payable.



Not to Scale. Produced by The Plan Portal 2024
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