



ATTRACTIVE RURAL SHOWROOM AND STORE

967 SQ FT (89.83 SQM)

TO LET

- Well presented accommodation
- 6 Parking Spaces
- 1.3m x 1.9m Loading Door
- Oil Fired Heating

RENT £11,000 per annum exclusive

VIEWING Strictly by Appointment
Tel: 01279 755900

Pilgrims Annex
Blyth Farm, Gypsy Lane
Bishops Stortford
Hertfordshire
CM23 1HA

Mullucks
PART OF HUNTERS

E: mullucks@mullucks.co.uk

The Guild House
Water Lane
Bishop's Stortford
Herts. CM23 2JZ

DISTANCES (All distances approximate)

M11 (J8)	3.2 km (2 miles)
M25 (J27)	24 km (15 miles)
Stansted Airport	8 km (5 miles)
Cambridge	48 km (30 miles)
Rail Station	Bishop's Stortford 2 miles
	Stansted Mountfitchett 1.5 miles

DESCRIPTION

Blyth Farm is located on Gypsy Lane, a popular route between Bishop's Stortford and Stansted and is prominently positioned. Pilgrim's Annex forms part of a complex of barns, converted to retail and storage units, part of which is occupied by Tim's Tiles. The available space is end of terrace and two storey. The ground floor provides showroom space with storage and staff facilities, whilst the first floor provides either a further sales area or ancillary offices.

Ground Floor Sales	41.01 sqm (441 sq ft)
Ground Floor Ancillary	21.23 sqm (229 sq ft)
First Floor	27.62 sqm (297 sq ft)

- EPC Rating E 112

TERMS

The property is available on a new full repairing and insuring lease for a minimum term of 3 years.

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

BUSINESS RATES

The property has a Rateable Value of £3,850.

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 of £500 + VAT (£600) towards the landlord's legal fees. This sum is to be 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

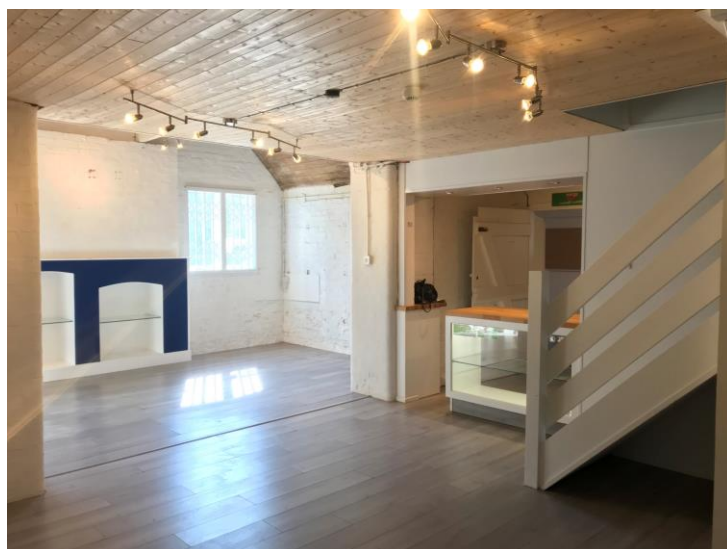
Unless otherwise stated, all prices and rents quoted are exclusive of VAT. We understand VAT is charged on the rent and other sums payable under the lease.

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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Mullucks have offices in Bishop's Stortford, Saffron Walden and Epping covering a wide area of Essex, Hertfordshire and the Cambs/Suffolk borders.

Important Notice: All descriptions, dimensions, reference to condition and necessary permissions for use, occupation and other details are given without responsibility and any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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