



TOWN CENTRE OFFICES ON INCLUSIVE TERMS

83-84 SQ FT APPROX

TO LET

- Easy In/Easy Out
- First Floor Rooms Available
- Communal Kitchen & WC Facilities
- WiFi Available

RENT £250 per calendar month

VIEWING Strictly by Appointment
Tel: 01279 755900

**5 Bridge Street
Bishops Stortford
Hertfordshire
CM23 2JU**

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)
Mainline Rail Station	Bishops Stortford

DESCRIPTION

5 Bridge Street is located in the centre of Bishops Stortford, close to the junction of North Street and Market Square, as well as the town's public car parks. The premises offer a number of individually let rooms over 3 floors, together with shared kitchenette and WC facilities.

Availability:

Room	Floor	Size	Rent (pcm)	Rateable Value
5c	First	175	£400	LET
5d	First	84	£250	£1,550
5e	First	100	£300	LET
5g	First	121	£350	LET
5j	First	83	£250	£1,425
5l	First	300	£650	LET

VAT is charged on sums due.

Included in the rent:

Heat, Power & Light
Water Rates
Buildings Maintenance & Repair
Common Area Cleaning

FEATURES

- Easy In/Easy Out
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- WiFi Available
- EPC - E

TERMS

Available to let for an initial Licence period of six months determinable thereafter on one month's prior notice by either party.

A deposit equivalent to one month's rent is required to be held for the duration of the term.

Rent is payable monthly in advance on the 1st of the month.

LEGAL COSTS

Each party is to bear their own legal fees incurred in the transaction.

AGENTS NOTE

Room sizes have been supplied by our client and are subject to confirmation.

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

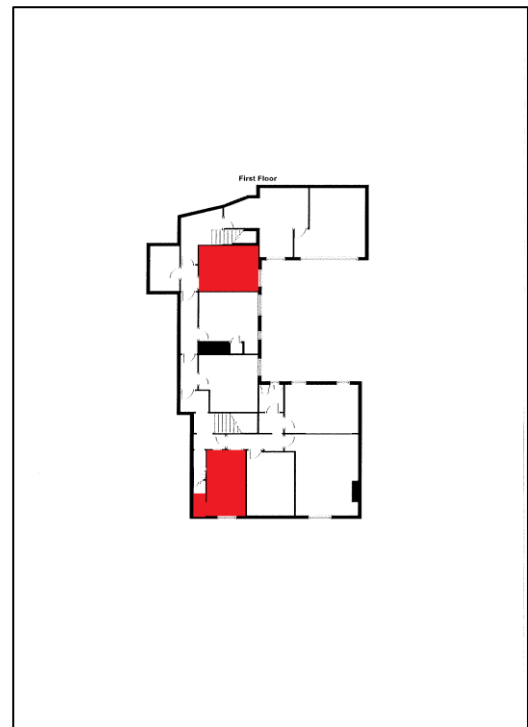
Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is payable on sums due.

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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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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TO SEE THE COMPLETE SELECTION OF OUR CURRENT PROPERTIES PLEASE VISIT OUR WEBSITE WWW.MULLUCKS.CO.UK