



ATTRACTIVE CONVERTED BARN PREMISES TO LET

738 SQ FT (68.56 SQM) APPROX

2 The Cart Barn, Thorley Hall Farm, Bishops Stortford, Hertfordshire, CM23 4BE

2 The Cart Barn is a semi-detached unit positioned in the grounds of a Grade II Listed building on the outskirts of Bishop's Stortford, and accessed from the A1184 Bishop's Stortford bypass via a private drive.

The property, which has Class E consent, is suitable for a variety of uses including office and personal training space.

The unit is mainly open plan, with exposed beams and a single partitioned office/room.

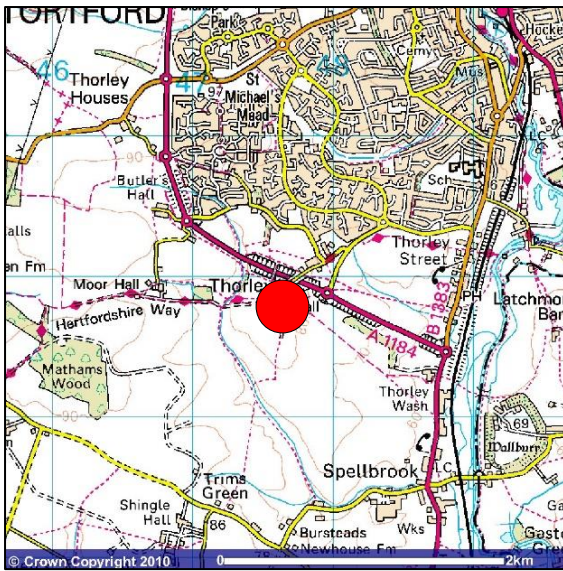
Parking is available in the gravel forecourt, shared with the other commercial occupiers within the courtyard.

- Edge Of Town Location
- On-Site Parking
- Majority Open Plan
- Bright & Attractive
- Rateable Value £22,000
- VAT is charged
- EPC – D

RENT £13,000 per annum exclusive

Mullucks

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TERMS

The property is available by way of a full repairing and insuring lease for a minimum term of three years.

The letting is to be outside the Security of Tenure provisions of the Landlord and Tenant Act.

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

SERVICE CHARGE

A service charge is levied towards the upkeep of common areas and private drainage. The service charge is approximately £350 per annum.

Building insurance is separately charged, approximately £250 per annum.

BUSINESS RATES

We understand that the property has a Rateable Value of £22,000. 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. 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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