



PROMINENTLY LOCATED SHOP/OFFICE TO LET

1,635 SQ FT (151.89 SQM) APPROX

5 Northgate End, Bishops Stortford, Hertfordshire, CM23 2ET

5 Northgate End is an attractive, self-contained, two storey shop/office building positioned fronting the busy route into the main town centre, close to the junctions with The Causeway and North Street.

The ground floor is open plan and split level with a step positioned toward the rear. Stairs to the first floor are at both the front and rear. The first floor has been partitioned to create an open plan area and private office, beyond which is the kitchenette which leads on to a store/office area and male and female WCs. To the rear of the property at ground floor is a small courtyard garden.

Other occupiers in the area include designer male and female clothing, hairdressers, restaurants and takeaway.

- 1,026 Sq Ft Ground Floor Sales
- 609 Sq Ft First Floor Office
- Gas Heating
- Small Rear Courtyard
- First Floor Staff Facilities
- Rateable Value £28,500
- VAT is not charged
- EPC Rating - D

RENT £29,000 per annum exclusive

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Shop Width 6.86m
Shop Depth 14.58m
Sales area 1,026 sq ft
First floor 609 sq ft

TERMS

The property is available by way of a 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.

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

Building's insurance is charged separately, approximately £760 per annum.

BUSINESS RATES

We understand that the property has a Rateable Value of £28,500. 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 whether or not the transaction completes. 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 not 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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