

Part Ground Floor, Sworders Court, Sworders Yard, North Street, Bishop's Stortford, Herts CM23 2LD

OFFICE/RETAIL TO LET

168.06 sq m

1,809 sq ft



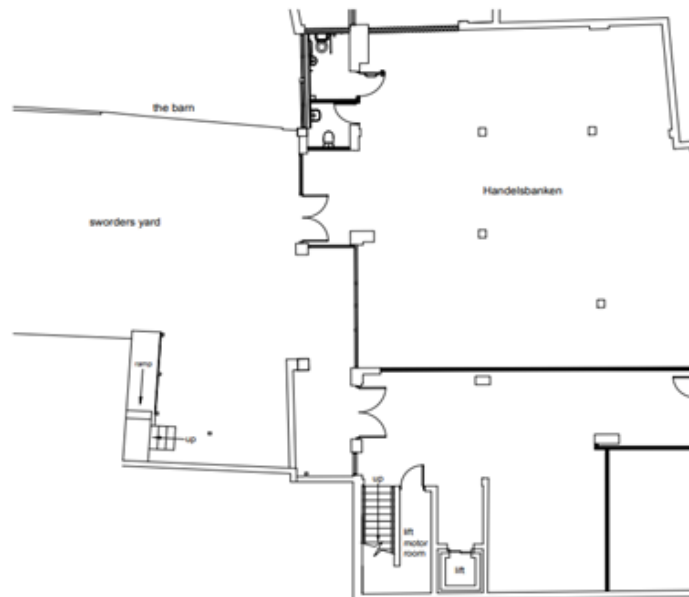
- Ground Floor retail/office in excellent condition
- Town centre location
- Prominent building set in attractive courtyard
- Good Frontage on to Sworders Yard and North Street

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

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Location

Situated in the heart of Bishop's Stortford's professional and banking community, Sworders Yard is accessed from North Street.

Bishop's Stortford is a thriving market town on the Hertfordshire and Essex borders. It is the largest town in proximity to London Stansted Airport and is approximately 35 miles north of London and 27 miles south of Cambridge on the M11 corridor.

Description

The principal element comprises open plan space with separate meeting rooms. The premises are in excellent condition and there are WC and kitchen facilities.

Please note the property does not come with parking but there are plenty of public car parks only a short walk from the property.

Business Rates

The Rateable Value is £23,750.

This would mean business rates payable of approximately £16,400 for the year. All enquiries should be made to the Local Authority (East Herts) or the VOA.

Accommodation (approximate only)

Ground Floor only at:

168.06 sq m

1,809 sq ft

Terms

The premises are available on a new lease for a term to be agreed.

Rent

£PRICE UPON APPLICATION

Utilities

The tenant will be responsible for covering the cost of all the relevant utilities including but not limited to electricity, water and telecomms.

EPC - D-87

Legal Costs Each party are to pay their own incurred legal fees.

Viewings

For further information please contact:

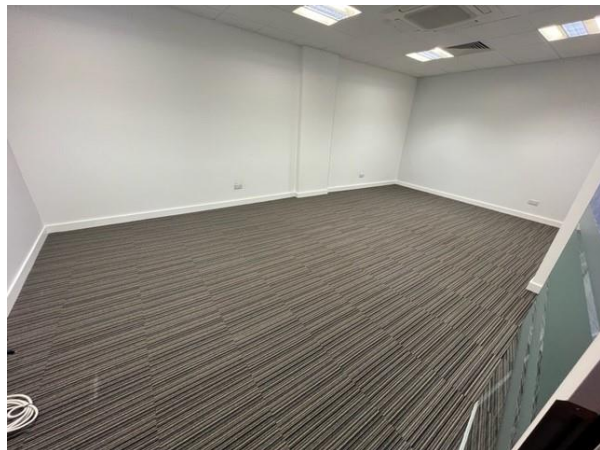
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