



TOWN CENTRE OFFICE SUITE TO LET

1,566 SQ FT (145.48 SQM) APPROX

First Floor, 2-4 North Street, Bishop's Stortford, Hertfordshire CM23 2LQ

2-4 North Street is prominently located, overlooking the Bridge Street/High Street crossroads junction in the centre of Bishop's Stortford. The building is four storey, with ground floor retail/restaurant premises, and offices above.

The first floor offices are open plan and split level, creating a general office and raised meeting area.

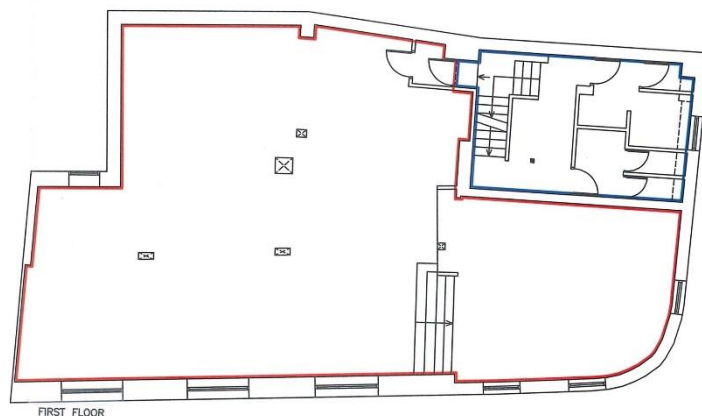
Main Office 12m x 10m (max)
Raised Area 6.5m x 5.1m (average)

The offices are accessed via Bridge Street. A shared stairway leads to the upper floors and to the shared staff facilities located at first and second floors.

- Grade II Listed Building
- Open Plan
- Air Conditioned
- Town Centre Location
- Prominent Building
- Entryphone System
- Rateable Value £27,250
- VAT is charged
- EPC Rating - E

RENT

£18,800 per annum exclusive



TERMS

The property is available by way of a full repairing and insuring lease for a minimum term of 3 years and subject to annual fixed rent increases;

Year 1	£18,800
Year 2	£21,900
Year 3	£25,000

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 building maintenance. The service charge for the year is £3,410.

Buildings insurance is charged separately - £1,840 per annum approximately.

BUSINESS RATES

We understand that the property has a Rateable Value of £27,250.

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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