



TOWN CENTRE OFFICE SUITE TO LET

1,242 SQ FT (115.38 SQM) APPROX

Second Floor 2-4 North Street, Bishop`s Stortford, Hertfordshire CM23 2LQ

Centrally located open plan air-conditioned office suite within prominent Grade II Listed Building.

2-4 North Street is a prominently located Grade II Listed building in the centre of Bishops Stortford. The building overlooks the junction of North Street and Bridge Street.

Currently available is a second floor office suite which has been divided to provide open plan office, meeting room and two individual offices.

- Grade II Listed Building
- Exposed Beams
- Air Conditioned
- Entryphone System
- Open Plan Area
- Meeting and Private Offices
- Rateable Value £19,000
- VAT is charged
- EPC Rating E

Rent: £14,900 per annum exclusive



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 floor level.

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	£14,900
Year 2	£17,400
Year 3	£19,900

The letting will be outside the Security of Tenure provisions of the Landlord & 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 payable towards common area upkeep. The annual service charge is approximately £2,500. Building insurance is separately levied, approximately £1,500.

Tenants are responsible for utilities and business rates direct.

BUSINESS RATES

We understand that the property has a Rateable Value of £19,000. Prospective occupiers should make their own enquiries of East Herts Council - 01279 655261 to verify the Business Rates payable.

AGENTS NOTE

An office of 1,566 sq ft is available in the same building. Further details upon request.

All descriptions, dimensions, references to condition and necessary permissions for use, occupation and other details contained herein are for general guidance only and prospective purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. Mullucks employees or representatives do not have any authority to make or give any representation or warranty or enter into any contract in relation to the property.

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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/>