

xie Nails

01279 902 716

Manicure
and
Pedicure
You can't buy Happiness
but you can get
a Mani and Pedi
and that's kind of
the same thing



Marshalls
TEL: 01279 755660

Bishop's Stortford
Isabel Hospice
Together we care

WILKINS

6 Bridge Street, Bishops Stortford, Hertfordshire, CM23 2JY



TOWN CENTRE INVESTMENT OPPORTUNITY

2,200 SQ FT (204.38 SqM) Over Three Floors

Guide Price £390,000

- Grade II Listed Building
- Fully Occupied
- Two Tenancies
- Current Income £30,000 Per Annum
- VAT is not payable on the purchase price



Floor	Tenant	Lease Term	Rent review Break Option	Rent per annum	Service charge & Insurance contribution
Ground Floor 1032 sq ft	Isabel Hospice Trading Ltd	15 years from January 2017 Effectively FRI	January 2022 and 2027 January 2022 and 2027	£16,000	44% of the whole Save landlords electric at 25%
First & Second Floor 1175 sq ft	Mr B Jack	9 years from June 2022 Effectively FRI	3 yearly June 2025 and 2028	£14,000	56% of the whole Save landlords electric at 75%

TERMS

Available for sale freehold subject to the existing tenancies.

LISTING

Grade II Listed: Early-mid C17 plastered, timber-framed house with modern red tile roof. Two storeys. Early-mid C19 ground floor double shop front with late C19 double doors and modern glazing. Deep jettied first floor sloping out towards top with 2 late C19 sash windows.

SERVICE CHARGE & BUILDINGS INSURANCE

A service charge is levied towards common area electricity and upkeep. Buildings insurance is separately charged.

BUSINESS RATES

The tenants are responsible directly to East Herts District Council for Business Rates.

ENERGY PERFORMANCE

EPC - Shop - C EPC - Salon - C

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand **VAT is not charged** on sums due.

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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.

Mullucks

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