



GROUND FLOOR OFFICE/SHOP TO LET

1,800 SQ FT (167.22 SQM) APPROX

Part Ground Floor, Sworders Court, Sworders Yard, North Street,
Bishops Stortford, Hertfordshire, CM23 2LD

Sworders Court is positioned off North Street, accessed via Sworders Yard, in Bishop's Stortford's town centre's professional area.

The space has previously been used for banking, however is suitable for a number of other uses, and can provide open plan accommodation if required.

Other occupiers in the Yard include financial advisors, physiotherapists, Charity office, solicitors and project managers. A variety of estate agents, retailers and banks, including Lloyds and NatWest, can be found on North Street.

- "E" Use Class
- Town Centre Location
- Well Presented
- Air Conditioned
- Rateable Value £33250
- VAT is charged
- EPC Rating - D

RENT £32,500 per annum exclusive



Office 13.04m max x 12.47m approximately

Currently divided to provide reception, large open plan office, two private offices, server room, kitchenette and wc facilities.

TERMS

Available to let on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

A service charge is levied towards estate management and common area upkeep, payable as and when incurred. Buildings insurance is charged separately, currently £835 per annum.

BUSINESS RATES

We understand that the property has a Rateable Value of £33,250.

Prospective occupiers should make their own enquiries of East Herts District Council (01279 655261) to verify the Business Rates payable.

AGENTS NOTE

Please note that this suite does not have allocated parking. Parking can be found nearby at Jackson Square, Northgate End and Basbow Lane.

LEGAL COSTS

Each party is to bear their own legal fees incurred in the transaction.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. We understand VAT is charged on sums due.

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.

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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