



## SHOP WITH ONE BEDROOM FLAT

**UNDER OFFER**

SHOP: 472 SQ FT (43.85 SQM) APPROX

20 Bell Street, Sawbridgeworth, Hertfordshire, CM21 9AN

20 Bell Street is a Grade II Listed building, situated in the centre of Sawbridgeworth's retail street, a short distance from the Bell Street Car Park.

The shop has been divided into three areas by the current owner, however, it could be opened up to increase the retail area. To the rear are staff facilities and access to the garden. The flat is accessed from the rear garden which, in turn, can be reached via a shared Bell Street entrance. The flat comprises lounge, double bedroom, kitchen and bathroom and requires refurbishment.

- Grade II Listed
- 472 Sq Ft Shop
- Separately Accessed Flat
- Rear Garden
- Planning Class E
- Rateable Value £6,300
- Flat - Council Tax Band B
- VAT is not charged
- EPC Rating: Shop - C  
Flat - E

For Sale - Offers in the region of £325,000

**Mullucks**

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Shop: Front: 4.3m x 4.2m (max)  
 Middle: 4.7m x 3.71m (max)  
 Rear: 3.08m x 3.67m (max)

Flat: Lounge, Double Bedroom, Bathroom, Kitchen

Garden: Access to Bell Street (shared). A Right of Way exists over the rear garden to Bell Street benefitting the neighbouring property, 22 Bell Street.

## TERMS

For Sale Freehold.

## BUSINESS RATES

We understand that the property has a Rateable Value of £6,300. Prospective occupiers should make their own enquiries of East Herts District Council (01279 655621) to verify the Business Rates payable. The flat is in Council Tax Band B.

## LEGAL COSTS

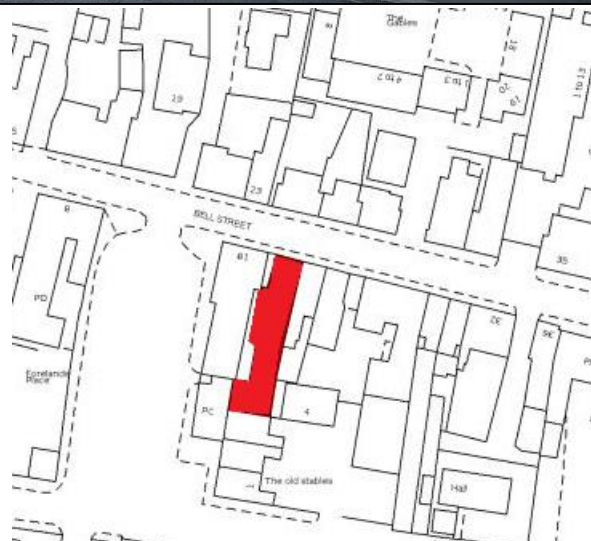
Each party is to bear their own legal fees incurred in the transaction.

## VAT

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

## 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.



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