



TOWN CENTRE OFFICES TO LET

702 SQ FT (65.22 SQM) APPROX

Stablegate, 19a North Street, Bishops Stortford, Hertfordshire, CM23 2LD

Stablegate (19a North Street) is located off North Street in Sworders Yard. The property is two storey with open plan office at ground floor, open office and private office at first floor. The offices are self-contained and have period features.

One parking space in Sworders Yard is allocated to the offices.

Other occupiers in the Yard include Physiotherapist, specialist Interior Designers, Herts Mind charity and Baby Boo Scan Clinic.

- Open Plan Ground Floor
- Self Contained
- Exposed Beams
- 1 Parking Space *
- Gas Heating
- Rateable Value £12,750
- VAT is not charged
- EPC Rating - To Be Confirmed

RENT £12,500 per annum exclusive

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TERMS

Available to let on full repairing and insuring terms for a minimum of three years. The letting is to be outside of 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.

*The parking space is held on a separate licence, at an additional charge.

SERVICE CHARGE

A service charge is levied towards the upkeep of common estate areas – to be confirmed.

Buildings insurance is separately levied - to be confirmed

BUSINESS RATES

We understand that the property has a Rateable Value of £12,750. Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. 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 **not 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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