



TOWN CENTRE OFFICES WITH PARKING TO LET

829 SQ FT (77.01 SQM) APPROX

Suite 3, The Courtyard, Windhill, Bishops Stortford, Hertfordshire, CM23 2ND

The Courtyard is a prominent Grade II Listed building situated in Windhill, a short distance from the High Street.

Suite 3 is a first floor suite, overlooking the grounds to the rear and accessed via the central courtyard. The suite is divided into 8 offices and has its own tea station and wc facilities.

The property, which is adjacent to The Old Monastery, stands in landscaped grounds which provides parking for the occupiers. Two visitors car parking spaces exist in the car park to the front of the Old Monastery.

- 8 Car Parking Spaces
- Plus Two Visitors Parking Spaces
- Grade II Listed Building
- 8 Individual Offices
- Self-Contained
- Rateable Value £21,500
- VAT is not charged
- EPC Rating - To Be Confirmed

RENT £19,500 per annum exclusive

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Other occupiers in the building include Bishops Stortford Town Council and a number of small businesses including counsellors, accountants, etc.

The suite is well presented, has (shared) central heating and Cat II lighting. 8 parking spaces are allocated to the suite in the rear grounds.

TERMS

Available to let on a new six year lease, subject to 3 yearly rent reviews. The letting is to be outside the Security of Tenure Provisions of the Landlord & Tenant Act. Rent is payable quarterly in advance. 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 levied towards estate management and common area heat light and power, and maintenance, and shared heating system. The service charge is invoiced directly by the management company. Further information on costs has been requested.

Buildings insurance is charged separately, approximately £200 per annum.

BUSINESS RATES

We understand that the property has a Rateable Value of £21,500. 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 rent.

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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