



## PRIME LOCATION SHOP UNIT

841 SQ FT (78.13 SQM) APPROX

# TO LET

19 South Street  
Bishops Stortford  
Hertfordshire  
CM23 3AB

- 5.3m Display Window
- 533 Sq Ft Retail Area
- 308 Sq Ft Storage & Staff Area
- Marks & Spencer, Tesco and B&M Nearby
- Rateable Value £28,000
- VAT is charged
- EPC Rating: C

**RENT £35,900 per annum exclusive**

# Mullucks

01279 755900 | [mullucks@mullucks.co.uk](mailto:mullucks@mullucks.co.uk)

## DESCRIPTION

19 South Street is well located within the main shopping street, close to Marks & Spencer and B&M Stores.

The shop has a fully glazed shop front and is broadly rectangular in shape. The shop is divided into retail area, rear storage and staff facilities. A fire escape at the rear provides pedestrian access via a shared access route from South Street.

Retail Width 5.46m (5m minimum)  
Retail Depth 9.79m  
Built Depth 16.17m

Retail Area 49.55 Sqm 533 Sq Ft  
Storage 19.7 Sqm 212 Sq Ft  
Staff Area 8.9 Sqm 96 Sq Ft

## TERMS

The property is available to let by way of a new full repairing and insuring lease for a term of 10 years, subject to a 5 year upward only rent review.

The letting is to be outside the security of tenure provisions of the Landlord and Tenant Act.

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 upkeep. The service charge for the year is approximately £3,400.

Buildings insurance is charged separately, currently £1,100 per annum.

These figures are subject to confirmation.

## BUSINESS RATES

We understand that the property has a Rateable Value of £28,000.

Prospective occupiers should make their own enquiries of East Herts Council on 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

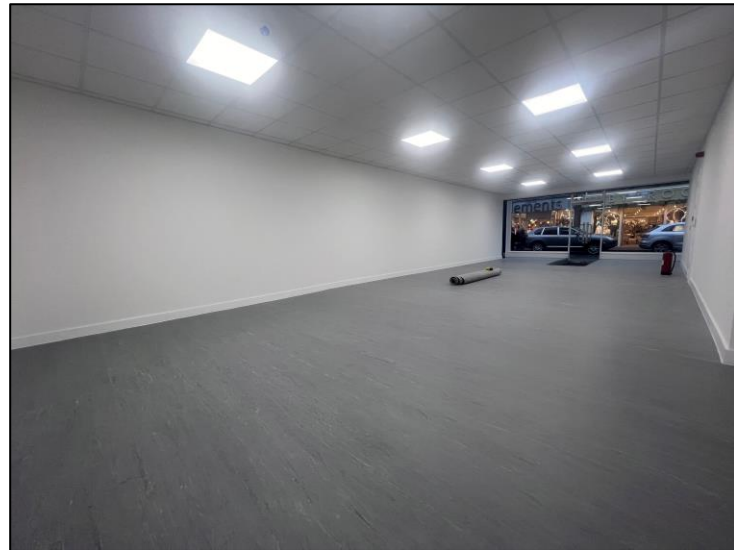
Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is charged on sums due.

## 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/>



All descriptions, dimensions, references to condition and necessary permissions for use, occupation and other details contained herein are for general guidance only and prospective purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. Mullucks employees or representatives do not have any authority to make or give any representation or warranty or enter into any contract in relation to the property.

OS Licence No.100005829. Reproduced from the Ordnance Survey Map with the permission of the Controller of His Majesty's Office. Crown Copyright.