

24, Hockerill Court, Bishop's Stortford, Herts CM23 5SB

OFFICE **FOR SALE**

With planning consent for 2 x residential dwellings

1,292 sq ft / 120.10 sq m



- **Approved planning consent for residential**
 - 1 X 1 bed house – 1 X 2 bed house
- **A short walk to the Bishop's Stortford train station and the town centre**
- **2 car parking spaces available**

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

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LOCATION

The property is located just off London Road, in Hockerill Court, which is within walking distance of the town centre and Bishop's Stortford mainline train station (approx. 0.3 miles), which offers direct trains to London Liverpool Street, Tottenham Hale, Cambridge and Stansted Airport.

DESCRIPTION

Hockerill Court comprises a mixed-use courtyard of residential and commercial buildings. Number 24 is a grade II listed property over three floors, benefitting from several suites of varying sizes.

The property has been used as an office building for many years. The building is served by gas central heating to both floors. There are separate WC facilities on the ground floor and a kitchen on the first floor.

There are two car parking spaces available with this property which are located in a secure car park to the rear of the property.

ACCOMMODATION: (approximate only)

The property has been measured on a net internal basis as follows:

Ground Floor	587 sq ft	54.60 sq m
First Floor	557 sq ft	51.80 sq m
Second Floor	147 sq ft	13.70 sq m
TOTAL	1,292 sq ft	120.10 sq m

PRICE

£485,000 (No VAT)

APPROVED PLANNING CONSENT

Planning consent has been granted for the property to be converted into two residential dwellings. East Herts planning reference numbers 3/23/1465/FUL 3/23/1466/LBC

- 1 x 1 bedroom house over 3 floors
- 1 x 2 bedroom house over 2 floors

For full details please search on East Herts Council planning website using the following reference numbers:

- 3/23/1465/FUL - 3/23/1466/LBC

The planning decision notice and the floor plans are available by request from the agent.

RATEABLE VALUE

From the Local Rating Authority website, we understand the premises are assessed for business rates as follows: £22,750 is the Rateable Value *UBR rate of 0.512 = £11,648 approx. payable.

EPC

Energy Performance rating – E– 113

LEGAL COSTS

Each party to bear their own legal costs.

VIEWINGS

For further information please contact:

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