



## GROUND FLOOR OFFICE/SHOP TO LET

3,554 SQ FT (330.17 SQM) APPROX

**Ground Floor, Sworders Court, Sworders Yard, North Street, Bishops Stortford, Hertfordshire, CM23 2LD**

Sworders Court is positioned off North Street, accessed via Sworders Yard, in Bishop's Stortford's town centre's professional area.

The space is suitable for a number of uses, and can provide open plan accommodation if required.

Other occupiers in the Yard include financial advisors, physiotherapists, solicitors and project managers. A variety of estate agents, retailers and banks, including Lloyds and NatWest, can be found on North Street.

- "E" Use Class
- Town Centre Location
- Well Presented
- Air Conditioned
- VAT is charged
- EPC Ratings:
  - Left Hand Side – C
  - Right Hand Side - C

RENT £45,000 per annum exclusive



The space has been divided to provide two separately let areas, which are now available as a single unit.

The main area is open plan with perimeter offices, stores and staff facilities. The second area comprises an office with store area and staff facilities.

#### TERMS

Available to let on a new full repairing and insuring lease for a term to be agreed.

#### SERVICE CHARGE

A service charge is levied towards estate management and common area upkeep, payable as and when incurred. Buildings insurance is charged separately.

#### BUSINESS RATES

We understand that the property has the following Rateable Values:

Left Hand Side = £33,250

Right Hand Side = £25,750

Prospective occupiers should make their own enquiries of East Herts District Council (01279 655261) to verify the Business Rates payable.

#### AGENTS NOTE

Please note that this suite does not have allocated parking. Parking can be found nearby at Jackson Square, Northgate End and Basbow Lane.

#### 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. We understand **VAT is charged** on sums due.

#### 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.

#### 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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