

DRAFT PARTICULARS – AWAITING CLIENT'S APPROVAL



ATTRACTIVE SHOP UNIT

483 SQ FT (44.87 SQM)

TO LET

- 2.7m Wide Display Window
- Covered Walkway Position
- Close to North Street and Waitrose Supermarket
- Potential To Increase Sales Area

RENT £13,600 per annum

VIEWING Strictly by Appointment
Tel: 01279 755900



6 Florence Walk
Bishops Stortford
CM23 2NZ

Mullucks
PART OF 'HUNTERS'

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The Guild House
Water Lane
Bishop's Stortford
Herts, CM23 2JZ

DISTANCES (All distances approximate)

M11 (J8)	3.2 km	(2 miles)
M25 (J27)	24 km	(15 miles)
Stansted Airport	8 km	(5 miles)
Cambridge	48 km	(30 miles)
Mainline Rail Station	Bishop`s Stortford	

DESCRIPTION

Florence Walk is a covered pedestrian shopping centre linking North Street to Water Lane, close to Waitrose. 6 Florence Walk is positioned towards the centre of the Walk and has been partitioned to provide sales area, office and storage. This partitioning could be removed to create a larger sales area if required.

Shop Width:	4.46m	
Shop Depth:	10.33m	
Retail Area:	23.82 sq m	256 sq ft
Store/Office:	11.7 sq m	126 sq ft
Staff/Storage:	9.19 sq m	99 sq ft

EPC Rating G-150

Occupiers in the centre include hairdressers, beauty, daytime café, children's wear, vape shop and interior design, amongst others.

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed.

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

SERVICE CHARGE

A service charge is levied towards the upkeep of Florence Walk to include fire prevention, security and cleaning. The annual service charge is approximately £4,300.

Building insurance is separately charged.

LEGAL FEES

Each party is to bear their own legal fees incurred in the transaction.

BUSINESS RATES

We understand that the property has a Rateable Value of £6,000. The Uniform Business Rate Multiplier for the year 2019/2020 is 0.504.

Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. Prospective occupiers should make their own enquiries of East Herts Council (01279 655261) to verify the Business Rates payable.

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.



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Mullucks have offices in Bishop's Stortford, Saffron Walden, Great Dunmow and Epping covering a wide area of Essex, Hertfordshire and the Cambs/Suffolk borders.

Important Notice: All descriptions, dimensions, reference to condition and necessary permissions for use, occupation and other details are given without responsibility and any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk.

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