



## TOWN CENTRE SHOP

996 SQ FT (92.53 SQM)

# TO LET

- Covered Walkway Position
- Return Frontage
- Wood Effect Floor
- Spot Lighting

**RENT £18,500 per annum**

**VIEWING Strictly by Appointment**  
**Tel: 01279 755900**

**8 Florence Walk  
Bishop's Stortford  
Hertfordshire  
CM23 2NZ**



**MullucksWells**  
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The Guild House  
Water Lane  
Bishops 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 shopping centre linking North Street to Water Lane, close to Waitrose supermarket. Other occupiers include interiors, ladies' wear, children's wear, jewellers and daytime cafe.

8 Florence Walk occupies a prominent central position in the Walk, and is the largest shop in the centre. The shop has been divided to provide sales and storage areas, with staff facilities to the rear.

- Shop Width 4.9m
- Shop Depth 17.1m
- EPC Rating - C-67

## TERMS

Available to let on a new full repairing and insuring lease for a minimum term of 5 years.

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 the shopping centre. Building insurance is separately charged. Further details upon request.

## BUSINESS RATES

We understand that the property has a Rateable Value of £15,500. The Uniform Business Rate Multiplier for the year 2018/2019 is 0.493, giving a rates payable of approximately £7,642. Prospective occupiers should make their own enquiries of East Herts Council on 01279 655261 to verify the Business Rates payable.

## LEGAL COSTS

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

## REFERENCES

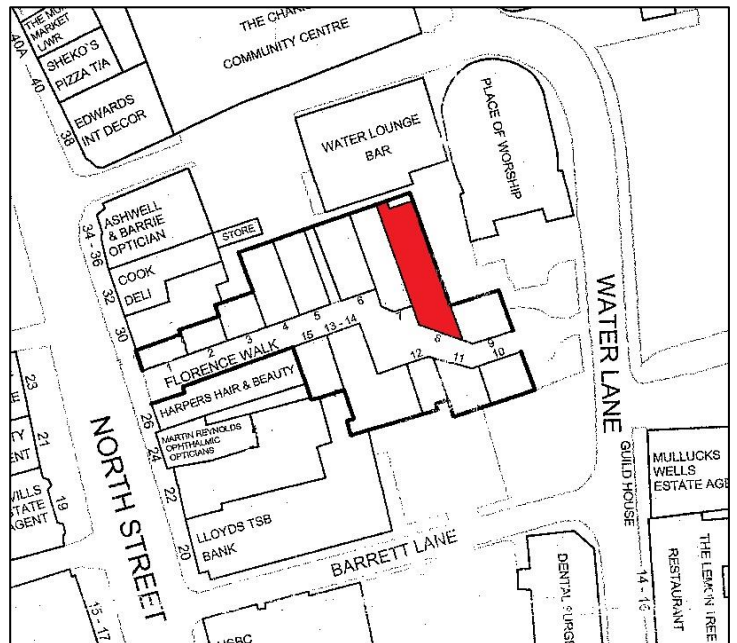
Prospective tenants will be required to provide business accounts and satisfactory bank, accountant and two trade references (if applicable). A fee of £60 inclusive of VAT is payable towards processing these references.

## 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 Wells have offices in Bishop's Stortford, Saffron Walden, Great Dunmow and Epping covering a wide area of Essex, Hertfordshire and the Cambs/Suffolk borders. We are also complemented by our London office in Mayfair.

**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](http://www.commercialleasecode.co.uk).

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