



## ATTRACTIVE THREE STOREY RETAIL PREMISES TO LET

518 SQ FT (48.12 SQM) APPROX

39 Bell Street, Sawbridgeworth, Hertfordshire, CM21 9AR

39 Bell Street is located in one of the busiest positions in Sawbridgeworth. The property benefits from return display frontage totalling 4.9m and is bright and well presented throughout.

The property is laid out over 3 floors, with one room on each floor plus a wc at ground level. The premises benefit from character features, part wooden flooring and spot lighting.

Neighbouring businesses include gift shops, charity shops, a pizzeria, a pub, beauticians, physiotherapist, cafes and Estate Agents.

- Return Window Frontage (4.9m)
- Prominent Position
- Bright & Well Presented
- Close to Public Car Parks
- Parquet Flooring in Part
- Character Features
- Rateable Value £5,700
- VAT is charged
- EPC - C

RENT £13,000 per annum exclusive

**Mullucks**

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



Ground Floor	220 sq ft	20.44 sqm
First Floor	146 sq ft	13.57 sqm
Second Floor	152 sq ft	14.08 sqm

### TERMS

The property is available by way of a Fully Repairing and Insuring lease for a term of years to be agreed. A deposit will be required to be held for the duration of the term. Further details available upon request. The letting is to be outside the security of tenure provisions of the Landlord and Tenant Act.

### SERVICE CHARGE

The maintenance of the common parts of the building and external areas will be recoverable via a service charge. The sums due are recovered once expenditure has been made and no formal charge applies.

Buildings Insurance is charged separately, approximately £664 per annum plus VAT

### BUSINESS RATES

We understand that the property has a current Rateable Value of £5,700. The Rateable Value effective from April 2026 will be £6,400. Please note that this is not what you would pay.

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

### LEGAL COSTS

The tenant is to lodge the sum of £1,000 + VAT within the landlord's solicitors towards the landlord's legal fees should the transaction not complete. Upon successful completion, this sum will be transferred to the deposit.

### 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. A fee of £48 is payable towards our third party providers costs in gaining this information.

### 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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