



## SHOP IN COVERED RETAIL CENTRE

481 SQ FT (44.68 SQM) APPROX

# TO LET

5 Florence Walk  
North Street  
Bishops Stortford  
Hertfordshire  
CM23 2NZ

- Open Sales Area
- Full Height Display Window
- Wood Effect Flooring
- Integral and Track Spot Lights
- Self Contained
- Rateable Value £11,250
- VAT is charged
- EPC Rating C

**RENT £20,000 per annum  
exclusive**

# Mullucks

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## DESCRIPTION

5 Florence Walk is positioned in the centre of the walk and provides clear and open retail space with staff facilities to the rear.

Retail Width	4.6m
Retail Depth	8.78m
Sales Area	39.31 Sqm (423 Sq Ft)
Ancillary	5.75 Sqm (62 Sq Ft)

Florence Walk is a pedestrianised covered shopping centre forming a link between North Street and Water Lane, close to Waitrose. Other occupiers in the walk include florists, hairdresser, nail bar, patisserie, toy shop and gift shop.

## TERMS

To let on a new full repairing and insuring lease for a term of 10 years, subject to an upward only rent review on the fifth anniversary of the term. Each party will have the right to terminate the lease at the end of the fifth year. The letting is to be outside the security of tenure provisions of the Landlord and Tenant Act.

A deposit equivalent to six months rent will be required to be held for the duration of the term. A personal Guarantor will also be required.

## SERVICE CHARGE

A charge is levied towards common area cleaning and maintenance, building maintenance, fire alarm and sprinkler system, amongst other items. Currently estimated £4,500 per annum. Building's Insurance is separately levied. Currently £400 per annum.

## BUSINESS RATES

We understand that the property has a Rateable Value of £11,250. 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 make a contribution of £1,850 + VAT towards the landlord's legal fees. This sum is to be deposited with solicitors prior to legal documentation being issued.

## 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.

## 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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