

Coke Gearing

consulting

Chartered Surveyors

Part Ground Floor, Sworders Court, Sworders Yard, North Street, Bishop's Stortford, Herts CM23 2LD



To Let

Office/Retail
1,809 sq ft 168.06 sq m

- Ground floor retail/office in excellent condition
- Town centre location
- Prominent building set in attractive courtyard
- Good frontage on to Sworders Yard and North Street

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LOCATION

Situated in the heart of Bishop's Stortford's professional and banking community, Sworders Yard is accessed from North Street.

Bishop's Stortford is a thriving market town on the Hertfordshire and Essex borders. It is the largest town in proximity to London Stansted Airport and is approximately 35 miles north of London and 27 miles south of Cambridge on the M11 corridor.

DESCRIPTION

The principal element comprises open plan space with separate meeting rooms. The premises are in excellent condition and there are WC and kitchen facilities.

Please note the property does not come with parking but there are plenty of public car parks only a short walk from the property.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Ground floor only	1,809	168.06
Total	1,809	168.06



TENURE

The premises are available on a new lease for a term to be agreed.

PRICE

£32,500 per annum

The Tenant will be responsible for covering the cost of all relevant utilities including, but not limited to, electricity water and telecomms

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE (EPC)

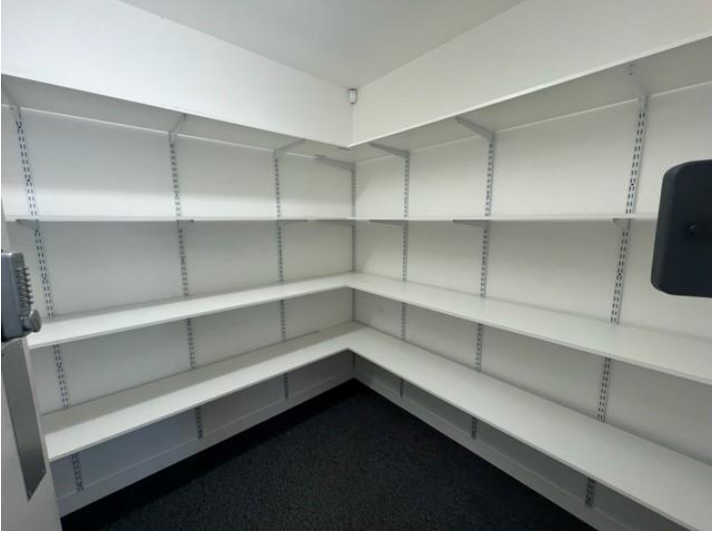
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ANTI MONEY LAUNDERING

In accordance with the latest Anti Money Laundering legislation, the tenant / purchaser will be required to provide proof of identity and address to the letting agents prior to solicitors being instructed.

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.



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Details prepared on 18/04/2026