



WAREHOUSE AND OFFICES FOR SALE

9,453 SQ FT (878.18 SQM) APPROX

32/32a Rye Street, Bishop's Stortford, Hertfordshire CM23 2HG

32 Rye Street is located within walking distance of Bishops Stortford town centre, fronting Rye Street, which is a major route to the M11 motorway, A120 and Stansted Airport.

The property comprises a semi-detached two storey office to the front and a large warehouse with two storey offices to the rear.

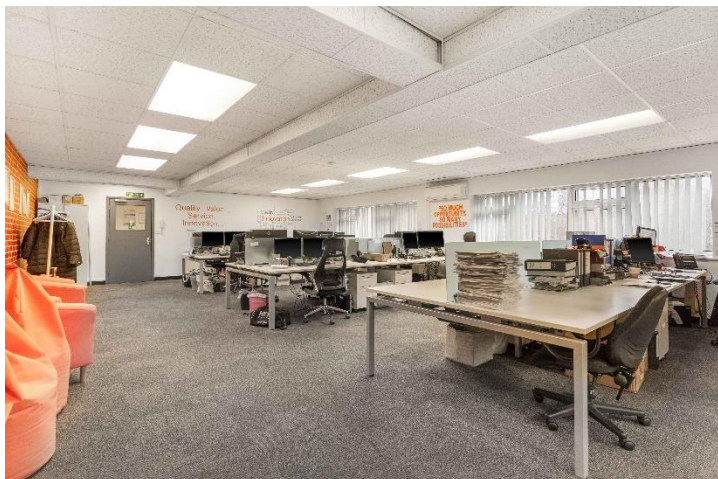
32 Rye Street - Office Building: 871 sq ft
 32a Rye Street - Warehouse & Offices: 8,582 sq ft

- Two Buildings
- Warehouse & Offices
- Forecourt Parking and Loading
- 15 Parking Spaces
- Separate Office Building
- Business Rates: 32 Rye Street £17,750
 32a Rye Street £62,000
- VAT is charged
- EPC Rating Office - E
 Warehouse - G

Offers in excess of £1,400,000

Mullucks

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The semi-detached office, which is self-contained, faces Rye Street and is generally open plan internally. A conservatory provides a private meeting room.

The warehouse has two loading doors (4m x 4.5m) and loading forecourt which leads round the side of the warehouse to the parking at the rear, and access to the two storey internal offices.

32 Rye Street - Office Building:

Ground Floor 523 sq ft
 First Floor 348 sq ft

32a Rye Street - Warehouse:

Ground Floor Storage and Offices 6,840 sq ft
 First Floor: Offices 1,452 sq ft
 Mezzanine 290 sq ft

TERMS

Available for sale freehold with vacant possession.

An overage will be applied should residential planning consent be obtained. Further details upon request.

BUSINESS RATES

We understand that the property has Rateable Values of:

32 Rye Street £17,750
 32a Rye Street £62,000

Prospective occupiers should make their own enquiries of East Herts District Council (01279 655621) to verify the Business Rates payable.



AGENTS NOTE

The access to the warehouse is shared with the neighbouring car sales garage by a right of way. Further information available on request.

LEGAL COSTS

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

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is payable on the purchase price.

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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