

7 Newtown Road, Bishop's Stortford, Hertfordshire CM23 3SA

RETAIL PREMISES TO LET

Approximately 300 sq ft



- Prime location in an affluent market town
- Fronting onto Newtown Road
- Located near the High Street with high levels of footfall
- Established retail location close to the train station

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Location:

The premises are situated within Bishop's Stortford, a market town in Hertfordshire, with a population of approximately 41,000 people. Bishop's Stortford is a rapidly expanding market town with a new development of 3,000 new homes underway.

Bishop's Stortford is situated north of London on the M11 corridor, with excellent links by both road and rail, providing a 37 min travel time to London Liverpool Street station. Stansted Airport is three miles northeast of the town, providing both national and European transport links. The premises benefit from good footfall as it is on the doorstep of the town centre, just a three-minute walk to the train station. The wider surrounding area is mixed, comprising retail and other commercial uses, offices, residential and retirement accommodation. The premises are situated just off the prime shopping area of South Street and close to the shopping centre of Jackson Square. There is excellent vehicular and pedestrian flow along Newtown Road/South Street.

Measurements (approximate only)

Front Room:	223 sq ft	20.8 sq m
Washroom:	48 sq ft	4.48 sq m
Cloak Room:	16 sq ft	1.57 sq m
WC:	17 sq ft	1.65 sq m

Total: 307 sq ft / 28.5 sq m

Description:

This is a ground floor lock-up shop unit fronting Newtown Road which is right off the High Street with good levels of footfall. There is a WC and kitchenette within the premises. There are some short-term use parking spaces directly outside the units, approx. 30 mins-1 hour, which is also good for loading and unloading.

Rent:

The rent will be £13,000 per annum exclusive.

Business Rates:

The Rateable Value is only £6,600. Small Businesses should qualify for 100% Rate Relief on this level of Rateable Value. All Enquiries to East Herts District Council.

Costs:

There will be a non-refundable legal fee contribution required of £1,500 + VAT payable prior to legals commencing.

Viewings or for further information then please contact:

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