

3-5, North Street, Bishop's Stortford, Herts CM23 2LD

RETAIL/OFFICE TO LET

1,164 sq ft / 108 sq m



- Attractive North Street location
- E Use Class – Retail or Office
- High level of passing trade
- Prominent Grade II listed building over two floors

Coke Gearing
consulting
Chartered Surveyors

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Location

The property is situated in the prime, historic part of Bishop's Stortford, approximately 10 metres from the junction of North Street, Potter Street, Bridge Street and High Street. North Street is a popular shopping area with a mix of national and private retailers operating a variety of shops, restaurants and financial services. The location is enhanced by short term parking being available along North Street just metres from the premises, and with a number of public car parks being a short walk away.

Description

The property is Grade II listed and provides retail / office space over two floors. The property benefits from a glass frontage measuring 3.7 m with double doors entering the retail space. A stunning staircase at the rear of the property leads to an open plan office on the first floor benefitting from exposed beams.

The property has a toilet on the ground floor and a kitchenette on the first floor.

Accommodation

The unit has the following approximate gross internal floor areas.

Ground Floor Retail	43.2 sq m	465 sq ft
First Floor Office	65 sq m	699 sq ft
Total	108.20 sq m	1,164 sq ft

Terms

The premises are available on a new effective full repairing and insuring lease on terms to be agreed.

Rent

£25,500 per annum exclusive.

VAT

All figures quoted are subject to VAT at the prevailing rate, if applicable.

Business Rates

From the Local Rating Authority website, we understand the premises are assessed for rates as follows:

Rateable Value (2023)	£24,750
Payable (2023/2024)*	£12,672

*UBR rate of 51.2p

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the East Herts Business Rates team and the Valuation Office.

Legal Costs Each party to pay their own legal costs.

Viewings

For further information please contact:

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