

74 South Street, Bishop's Stortford, Herts CM23 3AZ

# SHOP / OFFICES TO LET

1,722 sq ft / 160 sq m



- Prominent building over two floors
- E Use Class – Retail or Office
- High level of passing trade
- Car parking for four cars at the rear of the property

**Coke Gearing**  
consulting  
Chartered Surveyors

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## Location

Bishop's Stortford is a prosperous market town, located on the Hertfordshire and Essex border, adjacent to junction 8 of the M11. The town is the nearest main settlement to London Stansted Airport and has a fast and frequent mainline rail service to London Liverpool Street and excellent road links via the M11 and A120.

With the town being so close to London this is a popular commuter town and attracts lots of young professionals moving out of London. There are also several residential developments currently under construction providing circa 4,000 additional homes in the town.

## Description

The property provides ground floor retail space and a large first floor of retail / office space. This unit is ideal for someone who requires a high street presence to attract footfall but also needs first floor space, away from the public. There is a WC and kitchen on the first floor. At the back of the premises there are four car parking spaces.

The retail frontage is highly visible from the crossroads at South Street and Station Road where pedestrians and cars enter the one-way system into Bishop's Stortford's High Street.

## Accommodation

Ground Floor	38 sq m	409 sq ft
First Floor	122 sq m	1,313 sq ft
<b>Total</b>	<b>160 sq m</b>	<b>1,722 sq ft</b>

## Terms

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

## Rent

£24,500 per annum exclusive.

## VAT

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

## Business Rates

The current rateable value from the 2023 Rating List is £14,250. Rates payable would be £7,296 based on a UBR of 51.2p.

Interested parties should make their own enquiries with the VOA or Local Authority to confirm rates.

## Legal Costs

Each party to pay their own legal fees.

## Viewings

For further information please contact:

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