

111a London Road, Sawbridgeworth, Hertfordshire CM21 9JJ

SHOP TO LET

829 sq ft (77 sq m)

VIEWING STRICTLY BY APPOINTMENT ONLY



- On a busy through road / high passing trade
- Good visibility and frontage
- Use Class A1/E
- Car parking to the rear

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

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Location

The property is situated on the main London Road in a busy commercial area close to the centre of Sawbridgeworth. This attractive village in the heart of the M11 corridor is well suited for both Harlow and Bishop's Stortford, both approximately five miles, with easy access to the M11, which connects to the M25. Stansted Airport is six miles away and there is a mainline station about one mile away which links to London and Cambridge.

Description

The property comprises a ground floor double fronted retail unit with a store room, kitchen and WC towards the rear. The retail space has wood effect laminate flooring throughout with suspended ceilings and cat 2 lighting.

The property also benefits from 2 car parking spaces at the rear (double parked) in a shared car park accessed via the side of the property. For loading there is rear access to the shop leading from the car park which is designated as the fire exit.

Accommodation

Unit 111A - 77 sq m - 829 sq ft

Terms

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

Rent

Unit 111A - £17,500 per annum exclusive

Building Insurance

The tenant will reimburse the Landlord £771.49 for 2024 buildings insurance and pay yearly premiums thereafter. Contents insurance is the tenants responsibility.

Business Rates - 2023 Rating List

Unit 111A - Rateable Value £16,750

UBR is currently 51.2p in the pound. Interested parties should make their own enquiries with the VOA or Local Authority to confirm rates and whether a small business rate relief may be applicable.

EPC

Energy rating B

Legal Costs

Tenant to pay their own legal fees and contribute £1,200 towards the Landlord's legal fees.

Viewings

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For further information please contact:

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