

26, North Street, Bishop's Stortford, Herts CM23 2LW

RETAIL/OFFICE **FOR SALE**

1,285 sq ft / 118.37 sq m



- Attractive North Street location
- E Use Class – Retail or Office
- High level of passing trade
- Prominent building over three 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 50 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 provides accommodation over three floors with modern glass frontage measuring 4 m and extending to about 1,285 sq ft (Gross internal area). The premises are accessed from North Street via a glass door leading to a level ground floor retail/sales area with fully fitted kitchen and yard to the rear. A staircase to the left hand side provides access to the front offices over two floors.

Accommodation

Retail Area	65.73 sq m 708 sq ft
1st Floor Office/Toilets	27.67 sq m 298 sq ft
2nd floor Office/Storage	25.97 sq m 280 sq ft
<u>Total gross internal area</u>	
119.37 sq m 1,285 sq ft	

Price

£450,000 (Subject to VAT if applicable) offered with vacant possession.

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 (2024) £19,250
Payable (2024/2025)* £9,856
*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.

EPC EPC Rating F

Legal Costs Each party to pay their own legal costs.

Viewings

For further information please contact:

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