3 Church Street, Bishop's Stortford, Herts CM23 2LY

BAR/RESTAURANT TO LET

862 sq ft / 80.16 sq m





- Currently fitted as a restaurant, but could also be used as a bar
- E Use Class
- Town centre location with car park in close proximity



3 Church Street, Bishop's Stortford, Herts CM23 2LY



Location

The property is located on a road dominated by independent shops, bars and restaurants in Bishop's Stortford town centre. The road is just off the prime shopping area and in close proximity to the Jackson Square shopping centre which is home to many blue-chip retailers. The property has easy access to Junction 8 of the M11 and Stansted Airport, and is a ten-minute walk from the mainline railway station with London Liverpool Street and Cambridge being 40 minutes away.

Description

The premises was formerly operated as a restaurant which also has a kitchen facility. This is a good opportunity for an independent to run their own bar/restaurant.

From the street you enter through double doors into what is a mainly open plan restaurant area with wooden floor and perimeter bench seating. There is a bar situated in the corner with some storage units and back lighting. There is an airconditioning unit (untested) for temperature control in the main space and a customer toilet area providing 2 x WCs. Existing CCTV (not tested). Behind the bar is a kitchen area and behind that a further storage area with access to the rear.

Accommodation

TOTAL AREA 80.16 sq m 862 sq ft

Terms

Available on a new Fully Repairing and Insuring lease for a 10-year term.



Rent

£25,500 per annum exclusive.

Service Charge

There will be a service charge applicable of £TBC. This will be subject to change on an annual basis

VAT

VAT is not applicable

Business Rates

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

Rateable Value (2017) £20,750 Payable (2019/2020)* £ 10,624 *UBR rate of 0.512

EPC

EPC instructed.

Legal Costs

Each party to pay their own legal costs.

Viewings

For further information please contact:

Carol Philpott:

Office: 01279 758758 Mobile: 07300 861388

Email: carol@cokegearing.co.uk

Disclaimer: Coke Gearing Consulting for themselves and for the vendors or lessors of this property for whom they act, give notice that: 1) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. 2) Coke Gearing Consulting cannot guarantee the accuracy of any description, dimensions, references to condition, encessary permissions for use and occupation and other details contained herein and prospective purchaser or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy. 3) Rents quoted in these particulars maybe subject to VAT addition. 4) Coke Gearing Consulting will not be liable in negligence or otherwise for any loss arising from the use of these particulars and 5) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/ tenants should satisfy themselves as to the fitness of such items for their requirements. 6) No employee of Coke Gearing Consulting has any authority to make or give any representation of warranty or enter into any contract whatever in relation to the property. April 2014