

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

**Coke Gearing**  
consulting  
Chartered Surveyors

[www.cokegearing.co.uk](http://www.cokegearing.co.uk)



## 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 air-conditioning 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:

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