

Unit 2 at 73 South Street, Bishop's Stortford, Herts CM23 3AL

RETAIL UNIT **TO LET**

Centrally located retail unit

56.98 sq m / 613 sq ft plus shared kitchen of 76 sq ft



- High level of passing trade, traffic and footfall
- Prominent position on South Street / Town Centre
- All on ground floor with very good frontage
- Excellent fit-out and quality specification
- Variety of Uses/Occupiers considered

Coke Gearing
consulting
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RETAIL UNIT TO LET



Location

The shop is situated on South Street, one of the main roads into Bishop's Stortford, with the main High Street, railway and bus station approximately 30 metres' walk away.

The premises benefits from high vehicular traffic as well as passing footfall. There is also a loading bay outside the unit.

Description

The retail shop forms part of the development built by Churchill Retirement Living. There are retirement flats above the subject property, a dental practice, former kitchen showroom and Post Office to one side and financial advisory business to the other side.

The shop benefits from excellent frontage on to South Street and offers open plan space with one separate meeting room and additional storage. The unit is predominantly self-contained retail space. There is a WC and also a shared kitchen already installed within the premises. If a tenant wants to create their own kitchen area within the unit, then this would be acceptable.

Accommodation

Measurements are approximate only:

Net Internal Area:

56.98 sq m 613 sq ft
Plus use of the kitchen, sharing with Unit 1 (Live Financial). The kitchen is 76 sq ft.

The premises has a large frontage of 10.8 metres: some of this frontage is hard frontage, albeit there is glazing for the most part.

Terms

The premises are to be let on a new lease, for a term to be agreed.

Rent

£1,400 per calendar month exclusive / £16,800 pa.

Business Rates

The Rateable Value (RV) is £17,000.

Rates payable of approximately £700.00 per month currently without any potential discounts applied. Please speak to East Herts Council for further clarification.

EPC

B-42

Legal

The ingoing tenant is to contribute £500 + VAT for a Law Society Lease to be prepared.

Use

Current usage is as a comic book and game store which falls under E class planning; our client will allow a variety of leases, subject to planning if required, which will be at the expense of the applicant. **Please note that the property would not be suitable for A3 – A5 use and the sale of any food, including cold food, is not permitted within the unit.**

Viewings

For further information please contact:

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