

14 Market Square |
Bishops Stortford | CM23 3UU

Fitted Restaurant | To Let



Key features

- Prominent standalone building
- Fitted restaurant premises
- Potential external seating area to the front
- Available now



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Location

Situated in a prominent location fronting onto Market Square close to the entrance to the Jackson Square Shopping Centre.

Occupiers nearby include Halifax, Mint Velvet, the well-known Pircio (a Mediterranean restaurant) to the rear and The Dogs Head (McMullen owned) adjacent, which is one of the town's oldest pubs.

Description

The commercial premises are arranged over ground, upper ground and first floor levels. The ground and upper ground comprises customer seating, bar area and kitchen whereas the first floor provides additional customer seating, back of house and WC provision.

There is a residential 3/4 bed flat on the second floor accessed from the rear which will form part of the demise and is currently vacant.

The tenant will have rights to service/load the premises from the front and via the side/rear roadway.

Accommodation

The property has the following approximate dimensions and gross internal floor areas:-

Internal width	10.09 m	37 ft 1 in
Sales depth (to raised level)	8.38 m	19 ft 4 ins
Site depth	17.90 m	58 ft 9 ins
Ground/upper ground floor	154.31 Sq.m GIA	1,661 Sq. ft GIA
First floor	76.83 Sq.m GIA	827 Sq. ft GIA

Possible pavement seating with the usual consents.

Terms

The property is available, subject to vacant possession, on a new full repairing and insuring lease for a term to be agreed.

Rent

£60,000 per annum exclusive.

The rent is exclusive of business rates, VAT, insurance, utility bills and all other outgoings related to the property.

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EPC

Further details available upon request.

D 86 (expires 4 January 2031).

Rates

The Rateable Value from April 2024 is £58,000.

For rates payable please refer to the Local Charging Authority, East Hertfordshire District Council - 01279 655261.

Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction.



Contact

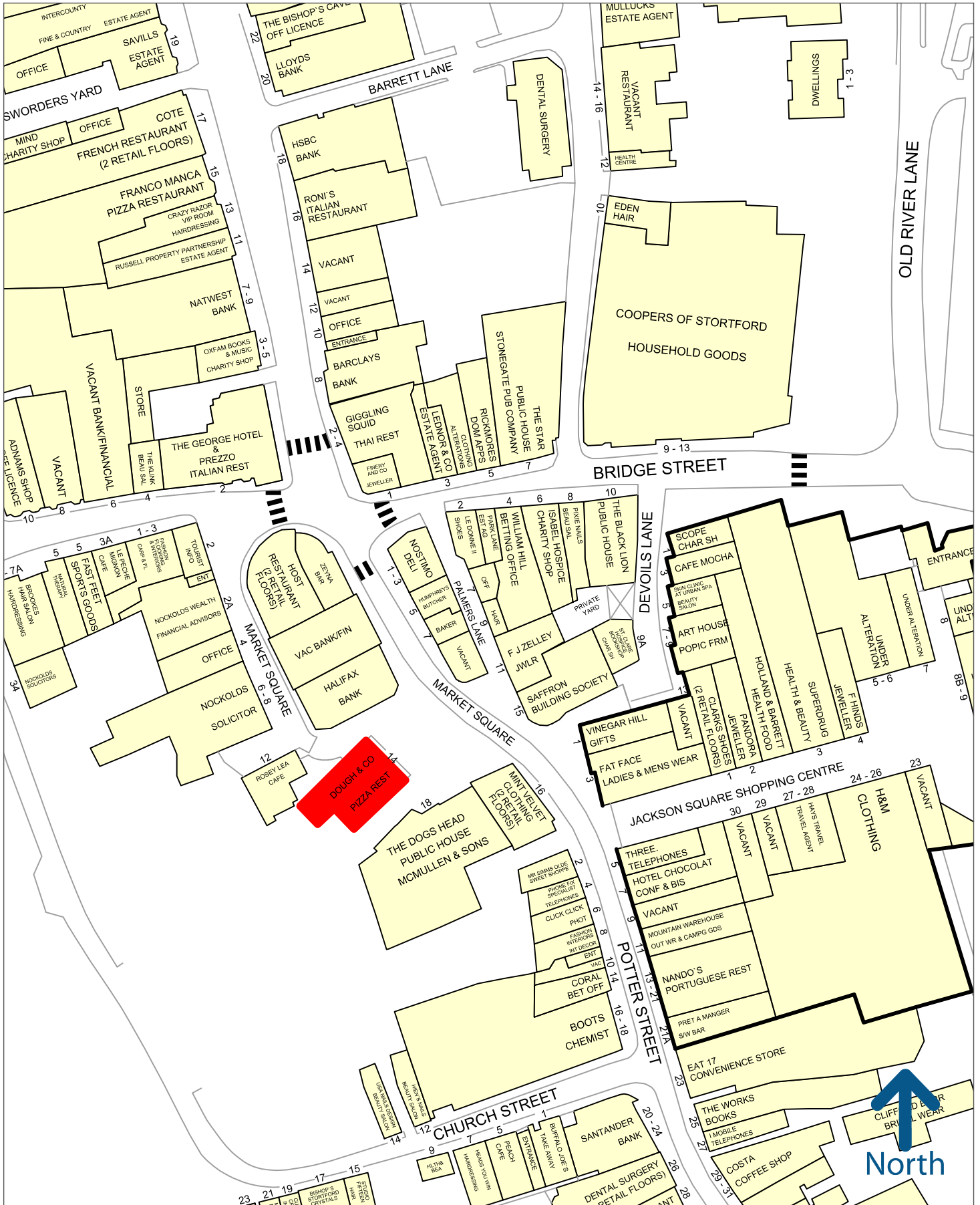
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VIEWINGS - Strictly by appointment

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* Identification and verification of ultimate beneficial owners
* Satisfactory proof of the source of funds for the Buyers/Funders/Lessee
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50 metres

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