

28 Potter Street, Bishop's Stortford, Herts CM23 3UL

PRIME RETAIL **TO LET** ON POTTER STREET

1,150 sq ft / 106.87 sq m Net Internal Area



- Prime High Street pitch
- Affluent commuter market town
- 596 sq ft ITZA with gross frontage of 5.79m
- Adjacent to Café Nero, Pret and Hotel Chocolat

Coke Gearing
consulting
Chartered Surveyors

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Location

The property is located in the prime retail area of Potter Street, with nearby occupiers including Pret, Café Nero, Boots, WHSmith and Eat17. It is also conveniently positioned close to the Jackson Square shopping centre. There is excellent vehicular and pedestrian flow along Potter Street, being the prime High Street location. Bishop's Stortford is a rapidly expanding market town with approx. population of 40,000 and a new development of 4,000 new homes underway. Stansted Airport is only a 10-minute drive from the town centre and there is a 35-minute train connection to central London (London Liverpool Street) or Cambridge.

Description

The retail unit is located on the main High Street providing ground floor retail space only. The unit benefits from a prominent frontage onto Potter Street with an approximately 5.79 m plate glass window display with a pedestrian glass door.

The unit is mainly open plan in nature and benefits from a suspended ceiling with recessed spot lighting and air-conditioning. At the rear of the unit there is a storage room, a disabled WC and kitchenette area.

Accommodation:

Measured in accordance with the RICS Code of Measuring Practice on a Net Internal Area basis:

Total	1,150 sq ft	106.87 sq m
ITZA	596 sq ft	

Tenure

The property is available by way of an assignment of the existing lease. The lease is held on full repairing and insuring terms and expires on 6 July 2033. The current passing rent is £47,500 per annum + VAT with a tenant only break option and rent review July 2028. A new lease may be available, subject to the surrender of the existing lease, Landlord's consent and satisfactory assessment of covenant strength. Further details and a copy of the lease are available upon request.

Business Rates

The premises are listed in the current Valuation List at £44,500, meaning rates payable of circa £24,297 per annum based on a UBR of 54.6p. All interested parties need to make their own enquiries with East Herts District Council.

EPC - Rating B

Use Class

The property is currently classified under E use class.

Services:

Electricity, water and sewerage are all connected.

Legal Costs

Each party to bear their own costs.

Viewings

For further information please contact:

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