

7A Northgate End, Bishop's Stortford, Herts CM23 2ET

RETAIL TO LET

614 sq ft / 57.19 sq m



- Frontage onto Northgate End
- Close to local amenities & public car parking
- Situated in front of a busy road with large footfall

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

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Location

Bishop's Stortford is a prosperous market town of some 41,000 population, located on the Hertfordshire and Essex border adjacent to M11 Junction 8. The town is the nearest settlement to London Stansted Airport and has fast and frequent rail services to London Liverpool Street (35 minutes) and excellent road links via the M11 and A120.

The property is situated north of the town centre in the popular secondary location of Northgate End, a short walk from the prime retail locations of North Street and Potter Street.

Description

Available is a newly refurbished ground floor retail premises with a 2.76 sq m frontage onto Northgate End. The unit extends out at the back and offers two other rooms, a storage area, washing up room and a WC.

The property has been recently decorated throughout and benefits from laminate wood flooring throughout.

Accommodation

Front retail space:	189 sq ft	17.58 sq m
Back Office:	160 sq ft	14.88 sq m
Back Office:	154 sq ft	14.37 sq m
Storage area:	85 sq ft	7.92 sq m
Wash up area:	26 sq ft	2.44 sq m

TOTAL: 614 SQ FT 57.19 SQ M

Terms

The property is available immediately and offered with vacant possession by way of a new lease on terms to be agreed. Please speak to the Agent for further details.

Rent

£16,000 per annum + VAT

Business Rates

The property is listed in the 2023 Rating List as £10,000.

NOTE: Small businesses may qualify for small business rate relief. All interested parties must make their own enquiries with East Herts District Council.

EPC - Rating C

Use Class

The property is currently classified under E use class. The Landlord may consider permitting a takeaway operation (classified as Sui Generis use), provided the tenant applies for a change of use with the local Council and agrees to cover all associated costs.

Legal Costs

Each party to bear their own costs.

Viewings

For further information please contact:

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