

11 Snowley Parade, Bishop's Stortford, Hertfordshire CM23 5EP

RETAIL UNIT **TO LET**

657 sq ft 61 sq m



- Popular local centre in Bishop's Stortford
- Established Family Butchers for sale
- Communal customer parking

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

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Location

The property is situated in a popular residential area to the northeast of the affluent market town of Bishop's Stortford. It forms part of a parade of shop units, with living accommodation.

The parade of shops is well positioned as the location has become a well established and highly sought after residential area. The shops benefit from free parking and they are only 20 minutes' walk from the town centre and close to junction 8 of the M11 with access to Stansted Airport.

Description

11 Snowley Parade is now available for lease directly from the Landlord, with the current Tenant offering their established butchery business for sale. A successful butcher shop has been operating at Snowley Parade for over 25 years, earning a strong local reputation for providing high-quality products.

The property features a retail space at the front with a fully glazed frontage, providing excellent visibility. At the rear of the shop there is a well-equipped prep area, complete with a large walk-in fridge, ample storage space and a WC. Additionally, the shop benefits from rear access, which the current Tenant uses as a storage area.

The following items will remain in the shop as part of the premium paid for the business:

- Two freestanding display chillers,
- One freestanding upright freezer display unit.
- Window display unit plug in.
- Cooked meat display unit plug in.
- New gravity feed slicer.
- Electronic till.
- Three new card reader units.
- Two butchers blocks wooden.
- Mincer and a spare mincer.
- Sausage mixer and spare mixer.
- Electric sausage power filler.
- Sausage table, stainless Steel.
- Tabletop vac pack machine.
- Three chest freezers.
- Internal chiller in shop.
- External chiller.
- Three weighing scales.
- Two over wrapper machines.
- One preserver, weighing and printing machine.

Business accounts can also be made available upon request.

Should you require further information about the business please do not hesitate to contact Coke Gearing.

Terms

Rent - £11,400 per annum

Business premium - £49,000

Accommodation

Front retail
27.50 sq m 296 sq ft

Rear storage & prep area
33.50 sq m 361 sq ft

TOTAL **61 sq m** **657 sq ft**

Legal Costs

A Law Society lease will be used for this letting. The cost and preparation of the lease shall be £1,000 + VAT, the cost of which is split 50/50 between Tenant and the ingoing tenant.

Service Charge

TBC

Rateable Value

The premises are listed on the VOA with a current rateable value of £7,500

Note: Small businesses may qualify for small business rate relief. All interested parties should confirm this with the local authority, East Herts, or the Valuation Office Agency.

EPC Rating

TBC

Viewings

For further information please contact:

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