



Retail Building | **TO LET**

6,798 sq ft | 632 sq m (approx.)

8 – 10 North Street, Bishop's Stortford, Hertfordshire CM23 2LH

-  Attractive Grade II Listed building in popular market town
-  Prime town location with excellent passing footfall
-  Accommodation over five floors
-  Available via a new FRI lease on terms to be agreed

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Location

The property is located in the popular historic market town of Bishop's Stortford, on one of the most sought-after locations on North Street. North Street is a very popular shopping area with a mix of national and private retailers operating a variety of shops, restaurants and financial services.

Bishop's Stortford is a rapidly expanding town with a population of circa 40,000 with many new homes being built. The town benefits from being only a 10-minute drive from Stansted Airport and has a mainline station that provides easy access to Central London (London Liverpool Street), Stansted Airport and Cambridge.

Description

The property has been occupied by Barclays Bank for many years and now provides a unique and exciting opportunity for someone to rent the whole building. There is a large ground floor area of 2,955 sq ft that would provide excellent space for a retail or restaurant operator, and due to its previous use as a bank the basement has two vault rooms and plenty of storage which could have multiple uses. On the upper floors there is additional office space, female and male toilets and a kitchen space.

Accommodation

Basement	1,150 sq ft	106.83 sq m
Ground floor	2,955 sq ft	274.52 sq m
First-floor	1,550 sq ft	143.99 sq m
First-upper	252 sq ft	23.41 sq m
Second floor	891 sq ft	82.77 sq m

Total **6,798 sq ft 632 sq m**

ITZA **1,505 sq ft 140 sq m**



Rent

£80,000 per annum.

Business Rates

The property has a rateable value of £59,000 equating to rates payable of circa £32,214 per annum, assuming a UBR of 54.6p.

Services

We understand that mains electricity, water and drainage are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Terms

The property is available by way of a fully repairing and insuring lease on terms to be agreed.

VAT

The rent is not subject to VAT.

EPC

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Viewings

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