



RETAIL | TO LET 2,242 sq ft | 208 sq m (approx.)

1 Corn Exchange, Market Square, Bishop's Stortford, Hertfordshire CM23 3XF

-  Located in the heart of Bishop's Stortford
-  E Use Class
-  Prime pitch

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Location

The property is located in a prime position on Market Square, in the heart of the popular market town of Bishop's Stortford. It is in close proximity to the Jackson Square shopping centre, and many other blue-chip occupiers including Mint Velvet, Vinegar Hill, Fat Face, Nandos, Pret, Mountain Warehouse, Hotel Chocolat and soon to be joining the town is TK Maxx.

The property has easy access to Junction 8 of the M11 and Stansted Airport and is a ten-minute walk from the mainline railway station with London Liverpool Street and Cambridge being 40 minutes away.

Description

The premises was formerly operated as a bank; however, this property could be suitable for any retail or leisure user, under E use. The property offers ground floor retail accommodation with first floor WCs, kitchen and a small office.

Accommodation

The property has been measured on a Net Internal basis:

Ground floor	181 sq m	1,949 sq ft
First floor	27 sq m	293 sq ft
Total	208 sq m	2,242 sq ft

ITZA 1,045 sq ft

Rent

£80,000 per annum exclusive

Lease term

The property is available by way of a new FRI lease, directly from the Landlord.



Service Charge

The buildings insurance premium is currently £2,844 per annum. Please note this is subject to change, each year.

Business Rates

From the Local Rating Authority website, we understand the premises are assessed with a rateable value of £53,000.

Buildings insurance

The buildings insurance premium is currently £1,591.72. Please note this is subject to change, each year.

EPC

EPC – C

VAT

VAT is not applicable on the rent.

Legal Costs

Each party to pay their own legal costs.



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Viewings

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