



**RETAIL | TO LET 862 sq ft | 80.16 sq m (approx.)**

3 Church Street, Bishop's Stortford, Hertfordshire CM23 2LY

-  A fantastic retail or restaurant opportunity
-  Located in the heart of Bishop's Stortford
-  E Use Class
-  Public car park in very close proximity

**Coke Gearing**  
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### Location

The property is located on Church Street, which is dominated by independent shops and restaurants in Bishop's Stortford town centre. The road is just off the prime shopping area and is in close proximity to the Jackson Square shopping centre, and many other blue-chip occupiers including TK Maxx Boots, Nandos, Pret, Mountain Warehouse and Hotel Chocolat.

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 were formerly operated as a popular restaurant and bar; however, the property may be suitable for a range of retail or leisure uses within Class E.

The property is offered as an empty unit, benefiting from air conditioning in the restaurant and a kitchen extractor, both of which will remain. Cooking equipment, kitchen appliances, and furniture are available by separate negotiation. Please contact the agent for further information.

The property benefits from being the first retail premises on Church Street, making it the closest to the high street.

There is an open-plan bar and restaurant area, comfortably seating up to 30 covers, along with two customer toilets.

### Accommodation

80.16 sq m      862 sq ft

### Rent

£26,500 per annum exclusive for the empty unit.

### VAT

The property is not elected for VAT

### Lease term

Available on a new Fully Repairing and Insuring lease for a 10-year term.



## Service Charge

There will be a service charge applicable of circa £2,250 per annum. This will be subject to change on an annual basis.

## Buildings insurance

The building insurance premium is circa £900 per annum for an annual policy, subject to change on an annual basis.

## Business Rates

From the Local Rating Authority website, we understand the premises are assessed with a rateable value of £21,750. We advise all interested parties make their own enquires with the Local Authority in relation to rates payable.

## EPC

EPC – B

## VAT

VAT is not applicable on the rent.

## Legal Costs

Each party to pay their own legal costs.



**CokeGearing.co.uk**

# Coke Gearing

CHARTERED SURVEYORS

## Viewings

**Felicity Thomas & Carol Philpott**

**T:** 01279 758758

**E:** [Felicity@cokegearing.co.uk](mailto:Felicity@cokegearing.co.uk) [carol@cokegearing.co.uk](mailto:carol@cokegearing.co.uk)

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