

Coke Gearing

consulting

Chartered Surveyors

2A South Street, Bishop's
Stortford, Herts CM23 3AT

Prime retail pitch – 997 sq ft

- Fantastic location on busy high street
- Affluent commuter market town
- Rear yard area for loading
- 1 car parking space
- Surrounded by established retailers



To Let

WWW.COKEGEARING.CO.UK

LOCATION

The property is located in the prime retail pitch on South Street, surrounded by a strong mix of national occupiers including Caffè Nero, Boots, Marks & Spencer, T. G. Jones and Greggs. The property is also within close proximity to Jackson Square Shopping Centre, home to retailers such as H&M, TK Maxx and Next, among others.

South Street benefits from excellent levels of both vehicular and pedestrian traffic, firmly establishing it as the town's principal High Street location. Bishop's Stortford is a rapidly growing market town with an approximate population of 44,000. The town enjoys strong connectivity, with Stansted Airport located approximately 10 minutes' drive away, and regular rail services providing direct access to central London (London Liverpool Street) and Cambridge in around 35 minutes.



DESCRIPTION

The retail unit occupies a prime position on the main High Street, offering ground floor retail accommodation with additional ancillary space to the rear. It benefits from a prominent frontage onto South Street, including return frontage, ensuring excellent visibility and high levels of footfall.

Internally, the unit is predominantly open plan and features a suspended ceiling with recessed spot lighting and air-conditioning. To the rear, there is a staffroom which could be incorporated into the main sales area to create a larger retail space, if required. Further amenities include a small kitchenette and WC. The property also provides access to a rear yard for loading and unloading, along with one allocated car parking space.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Ground floor retail	798	74.13
Ancillary	199	18.48
Total	997	92.61

Floor areas stated are Net Internal Area (NIA) and are approximate. Interested parties should verify all measurements independently



TENURE

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

PRICE

Rent - £44,000 + VAT per annum

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE (EPC)

D - 99

Expires 14th August 2028

ANTI MONEY LAUNDERING

In accordance with the latest Anti-Money Laundering legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

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Details prepared on 15/05/26