

Coke Gearing

consulting

Chartered Surveyors

12& 12A Church Street,
Bishop's Stortford, Herts
CM23 2LY

Retail & 1 Bedroom Flat – 950 sq ft 88.34
sq m (approx.)

- Fantastic opportunity to purchase a freehold retail space with residential flat
- Located in the heart of Bishop's Stortford
- Public car park approximately 50 metres away



For Sale

WWW.COKEGEARING.CO.UK

LOCATION

Bishop's Stortford is a prosperous market town of some 41,000 population, located on the Hertfordshire and Essex border adjacent to M11 Junction 8. The town is the nearest settlement to London Stansted Airport and has fast and frequent rail services to London Liverpool Street (35 minutes) and excellent road links via the M11 and A120.

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 Boots, Nandos, Pret, Mountain Warehouse, Hotel Chocolat and TK Maxx.



DESCRIPTION

Available is the freehold for a mid-terrace property, split over two floors. The property has retail use on the ground, with a basement and small rear yard; this is known as 12 Church Street. Above, at first floor level, is a one-bedroom flat known as 12A Church Street.

Access is gained to both spaces via a shared entrance door, with a small communal lobby leading left into the retail unit and up a flight of stairs to the flat.

The retail shop benefits from a WC and tea-point, with the residential flat configured to provide a double bedroom, a rear reception room, galley fitted kitchen and bathroom.

Subject to planning, the property may have the potential to be converted into a single residential dwelling.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Ground floor retail and ancillary NIA	456	42.36
Basement ancillary NIA	103	9.61
First floor flat GIA	391	36.37
Total	950	88.34

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

TENURE

Freehold

PRICE

£349,000

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)

C - 65

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 30/04/26