

Coke Gearing

consulting

Chartered Surveyors

8 Potter Street, Bishop's
Stortford, Herts CM23 3UL

Prime retail pitch – 943 sq ft

- Prime High Street location
- Affluent commuter market town
- 411 sq ft ITZA with gross frontage of 4.67 m
- Surrounded by established retailers
- Split over three floors



To Let

WWW.COKEGEARING.CO.UK

LOCATION

The property is situated in the prime shopping area of Potter Street (close neighbours include Hotel Chocolat, Mountain Warehouse, Nando's, Mint Velvet and Boots). It is also very close to the shopping centre of Jackson Square whose tenants include Fat Face, TK Maxx, H&M, Clarks and Next, among others.

There is excellent vehicular and pedestrian flow along Potter Street, being the prime High Street location.

Bishop's Stortford is a rapidly expanding market town with a population of approximately 44,000. Stansted Airport is only a 10-minute drive from the town centre and the town's mainline station offers a 35-minute train connection to central London (London Liverpool Street) or Cambridge.



DESCRIPTION

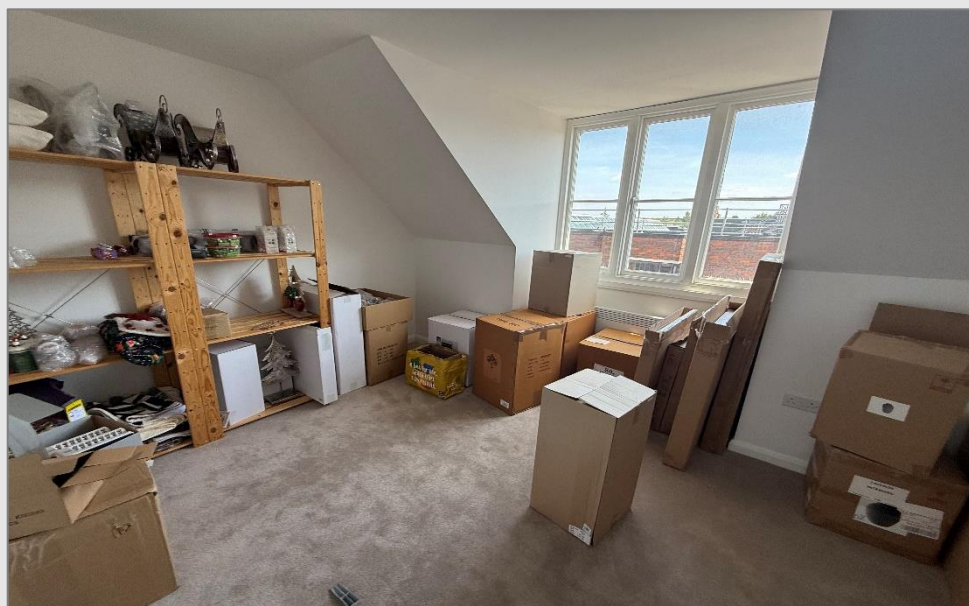
A retail unit located in a prime retail position on the main High Street, this is a mid-terrace premises arranged over three floors. The premises benefit from a gross frontage of 4.67 m.

The ground floor of the unit is open plan in nature with steps up to the rear of the shop. On the first floor there is an office and kitchen/staff room area, a WC, and on the second floor a further stock room/office and storage room.

The property falls within E user class.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Ground floor retail:	555	51.59
First Floor Kitchen/WC/office:	197	18.30
Second floor office/storage:	191	17.74
Total	943	87.61
ITZA	411	38.22

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 - £33,000 + 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)

B - 46

Expires 25 January 2031

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 28/05/26