



RETAIL | TO LET 818 sq ft | 75.99 sq m (approx.)

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

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

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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 Boots, 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 popular restaurant and bar; however, this property could be suitable for any retail or leisure user, under E Use Class.

The property benefits from a large glazed front, which can be folded back. There is an open plan bar and restaurant area, a disabled toilet and kitchen area to the rear.

Accommodation

75.99 sq m 818 sq ft

Rent Lease term

The property is available by way of a sublease, term expiring 27 September 2026 at a passing rent of £21,400 per annum, or a new lease directly from the Landlord at market rent of £26,000 per annum.



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 £20,500. We advise all interested parties make their own enquires with the Local Authority in relation to rates payable.

EPC

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VAT

VAT is not applicable on the rent.

Legal Costs

Each party to pay their own legal costs.

Viewings

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