



**The Chantry, Hadham Road, Bishops Stortford,  
Hertfordshire, CM23 2QR**

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## INVESTMENT FOR SALE

- Grade II Listed Building
- Prominent Building
- Current Income £117,500
- Two Commercial Tenants
- 999 Year Lease to Rear Building
- VAT is not charged

Sale Price £1,780,000

The Chantry is an attractive L-shaped Grade II Listed building overlooking the junction of North Street and Hadham Road. North Street is a retail area occupied by cafés, restaurants and banks, whilst Hadham Road is a mixture of commercial and residential properties.

The front elevation comprises four retail units let to two occupiers, whilst the rear building has been sold on a 999 year lease and converted from offices to five residential units. The car park, which is accessed via a central arch, provides parking for both the residential and commercial occupiers.

Shop 1 is let to Albany Kitchens, who have been in occupation since 2011 and are well established, having approximately 26 years experience in the Hertfordshire/Essex area, providing high quality kitchen design and installation services.

Shops 2-4 are let to Javelin Retail Limited, trading as Goddards. The company has been trading since 2002 and has 10 branches retailing ladies and menswear, including brands such as Barbour, Boss, Paul Smith, Ralph Lauren, etc.





## TENANCIES

	Tenant	Terms	Rent per annum
Shop 1	Greene & Hayes t/a Albany Kitchens	From 24 June 2011, expiring 23 June 2036. 5 yearly rent reviews. 5 yearly tenant break option. Full repairing and insuring via the service charge.	£22,500
Shops 2-4	Javelin Retail Limited t/a Goddards	From 11 June 2024, expiring 10 June 2039. 5 yearly rent reviews. No break option. Internal repairing and insuring. Rent payable monthly.	£95,000
Rear Building and Car Park	Bellis Homes Limited	From 2 September 2015 to 1 September 3014 (999 years) at a peppercorn rent. Full repairing and insuring. No reviews. The building was converted from offices to a number of residential units.	Peppercorn

## LISTING

2. L-shaped complex of buildings, almost total rebuild of former residence of medieval chantry priest. At right angles behind range parallel to street: early C18 house, a rebuild of C16 timber frame, in turn remodelled late C18. Stucco, old red tile roof, 2 storeys, 6 window. Two slightly projecting 2 window wings with hipped roofs. Central door with side pilasters and dentil moulded entablature. Three C18 sash windows, remainder C19 and modern. North wing (no 1 Half Acres) is best preserved with painted pargetted exterior. Interior (no.1). Early C18 staircase with barley twist balusters, and early C18 detail in west ground floor room. Heavy exposed timbers on first floor. Former chantry bell attached to outer west wall. Interior south side (Gray and Sons). Early C17 timber beam ceiling with plaster decoration. Range parallel to street, C18 plastered and parapetted, steep old red tile roof. Two and a half storeys. West block, 4 first floor C18 sash windows and one gabled dormer; modern ground floor shop front. C16 or C17 timber-framing inside. East block has one ground floor and 3 first floor C18 sash windows. Early C19 canted bay, multipane shop front on east ground floor. C16 and C17 timber framing inside. In centre of range is a gabled coach entrance with imitation half-timbering and "Chinese Chippendale" style wooden gates. Nos 10 and 12 are an early/mid C19 attachment on rear of early C18 block. Stuccoed yellow stock brick, modern tile hipped roof. Two storeys. Italianate window surrounds and vertically-hung sashes. East side of group bounded by flint and red brick wall, some C17 brickwork. (RCHM (1911) 64).

## ENERGY PERFORMANCE RATINGS

Each of the shops has its own EPC rating, expiring 2034.  
Each of the shops currently has an EPC of B.  
Each of the residential units has its own EPC rating.

## LEGAL COSTS

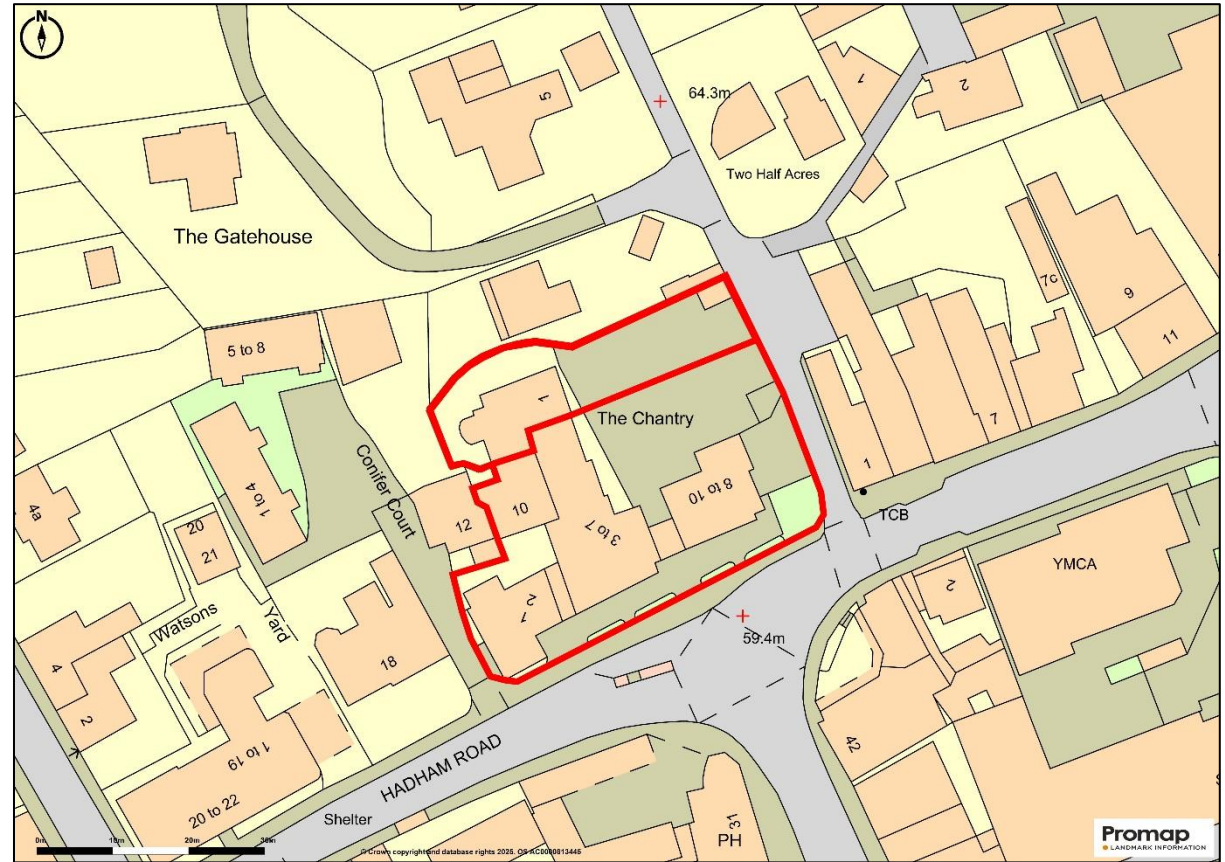
Each party to bear their own legal costs incurred in the transaction.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. We understand VAT is **not charged** on sums due.

## MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. Further information upon request.



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