

31 Potter Street, Bishop's Stortford, Herts CM23 3UH

PRIME RETAIL **TO LET**

1,365 sq ft / 127 sq m Net Internal Area



- Prime High Street pitch
- Affluent commuter market town
- 582 sq ft ITZA with gross frontage of 5.79 m
- Close proximity to Café Nero, Greggs, Hotel Chocolat, Boots, WHSmith

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Location

Bishop's Stortford is a rapidly expanding market town with an approx. population of 40,000 and a new development of 4,000 new homes underway. Stansted Airport is only a 10-minute drive from the town centre and the town has excellent train connections to central London (London Liverpool Street) or Cambridge.

The property is located in the prime retail area of Potter Street, where there is excellent vehicular and pedestrian flow with nearby occupiers including Pret, Café Nero, Boots, Mint Velvet, Hotel Chocolat and Eat17. It is also conveniently positioned close to the Jackson Square shopping centre.

Description

The retail unit is located on the main High Street providing ground floor retail space with first floor ancillary accommodation which is currently being used for storage and staff breakout area. The unit benefits from a large glazed frontage with a pedestrian glass door.

The unit is mainly open plan in nature and benefits from a suspended ceiling with spot lighting and air-conditioning. The ground floor also benefits from a disabled WC.

Accommodation:

Measured in accordance with the RICS Code of Measuring Practice on a Net Internal Area basis:

Ground Floor retail and ancillary

86 sq m 921 sq ft

First floor ancillary accommodation

41 sq m 444 sq ft

Total 127 sq m 1,365 sq ft

Tenure

The current Tenant occupies both 31 and 29 Potter Street. However, on offer is only 31 Potter Street. A new FRI lease is available, terms to be agreed.

Rent

31 Potter Street - £45,000 per annum + VAT

Business Rates

The property is currently assessed as 29 – 31 Potter Street, which provides a ratable value of £72,000.

The property will need to be reassessed by the VOA.

All interested parties need to make their own enquiries with East Herts District Council.

EPC - Rating A

Use Class

The property is currently classified under E use class.

Legal Costs

Each party to bear their own costs.

Viewings

For further information please contact:

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