

12 NORTH STREET

Bishop's Stortford
Hertfordshire
CM23 2LQ



TO LET.

GRADE II LISTED SELF-CONTAINED RETAIL UNIT

1,183 sq ft (109 sq m)



For further information please contact: Tereza Halewood

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Location:

Bishops Stortford is a busy commercial centre, which has grown substantially in recent years and today having estimated population of some 41,242 (2021 Census) inhabitants.

The town is situated near to Junction 8 of the M11, approximately 37 miles north east of London. The town benefits from the growing importance of London Stansted International Airport, a few miles to the north east.

Bishops Stortford is an established market town made, accessible not only by its proximity to Junction 8 on the aforementioned M11, but also as a mainline station giving access to London Kings Cross.

Description:

This Grade II Listed property comprises accommodation over two floors, basement and ground floor. The basement provides a kitchen facility with male and female WC facilities. The ground floor comprises of mainly retail sales area with some attractive features such as spiral columns, fireplace and some exposed timber beams at the rear of the shop.

Accommodation:

The property provides approximately a net useable area of 1,183 sq ft (109 sq m).



Features

- Grade II Listed property
- Storage/office space
- Male and female WC facilities
- Kitchen facility/storeroom
- Attractive exposed timber beams, spiral columns and fireplace
- Single phase electricity
- Gas supply
- Air conditioning
- Newly decorated in main shop
- Security alarm

Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

Rental

£27,500 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £30,250. The UBR for 2023/24 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

