

**12 NORTH STREET**

Bishop's Stortford  
Hertfordshire  
CM23 2LQ



**FOR SALE.**

**GRADE II LISTED RETAIL AND OFFICE BUILDING**

5,703 sq ft ( 529.96 sq m)



**For further information please contact: Daniel Musgrove**

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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 four floors, basement to second floor. The property is split creating one self-contained shop and one with shop and uppers. Both shops have basement WC's and store areas. The property has some attractive features such as spiral columns, fireplace and some exposed timber beams at the rear of the shop and in the office areas. There is rear access to the property with rights of access over a rear yard.

### Accommodation:

The approximate gross internal areas are as follows:

#### Basement

WC's and Storage	1,708 sq ft	158.7 sq m
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#### Ground Floor

Retail Area	1,941 sq ft	180.4 sq m
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#### First Floor

Offices	1,287 sq ft	119.60 sq m
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#### Second Floor

Offices/Storage	767 sq ft	71.26 sq m
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#### Total

Total GIA area	5,703 sq ft	529.96 sq m
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### Features

- Grade II Listed property
- Re development opportunity
- Possible residential conversion
- Mixed use retail and office
- Prime Location
- Owner occupier opportunity

### Tenure

The property is owned freehold under title number HD179625.

### Price

Offers in excess of £850,000, exclusive.

### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is split part ground floor £23,750 part ground floor £30,250 and first and second floors £27,000. 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. The vendor has confirmed that VAT will not be payable, although you must rely on your own investigations.

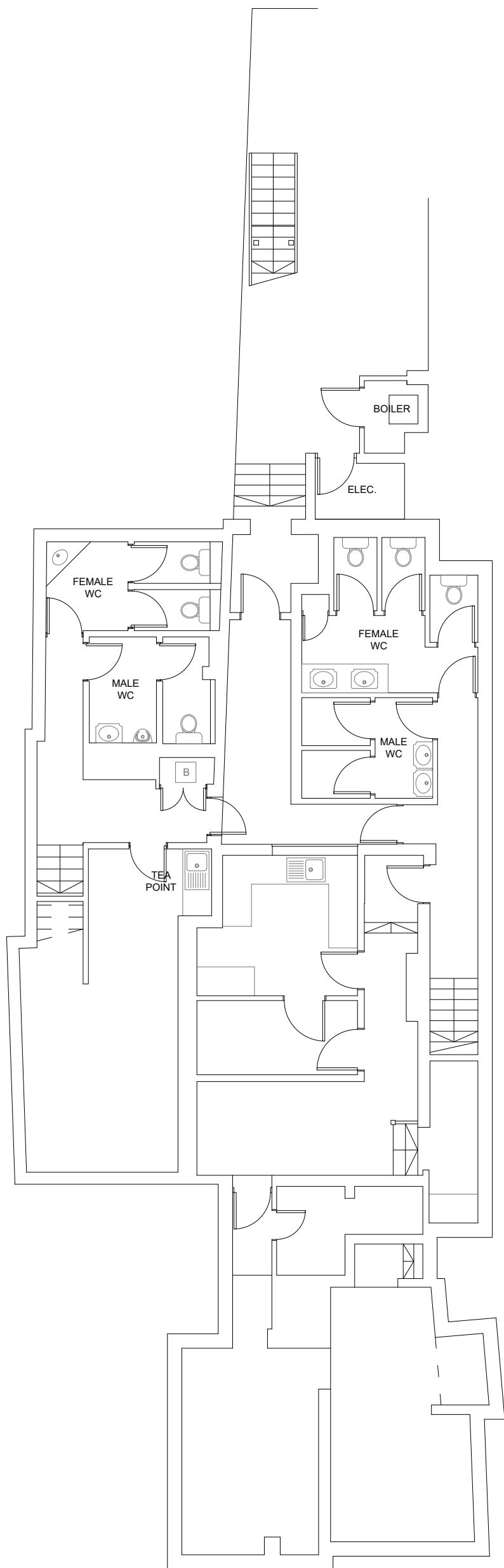
### Important

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.

### Anti-Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for Anti-Money Laundering purposes. Intending purchasers will be asked to provide proof of funds and identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

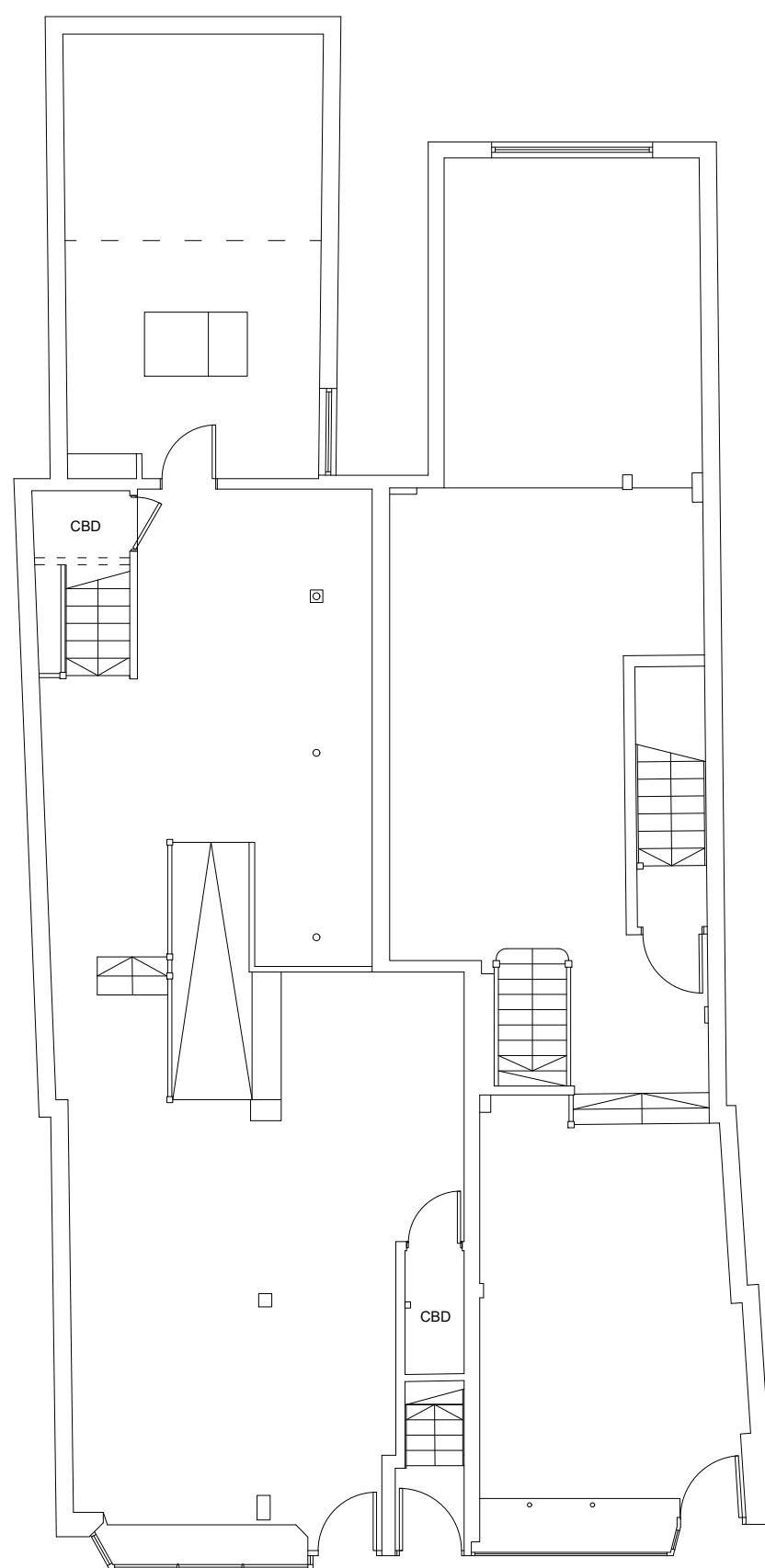




Basement



Scale in metres

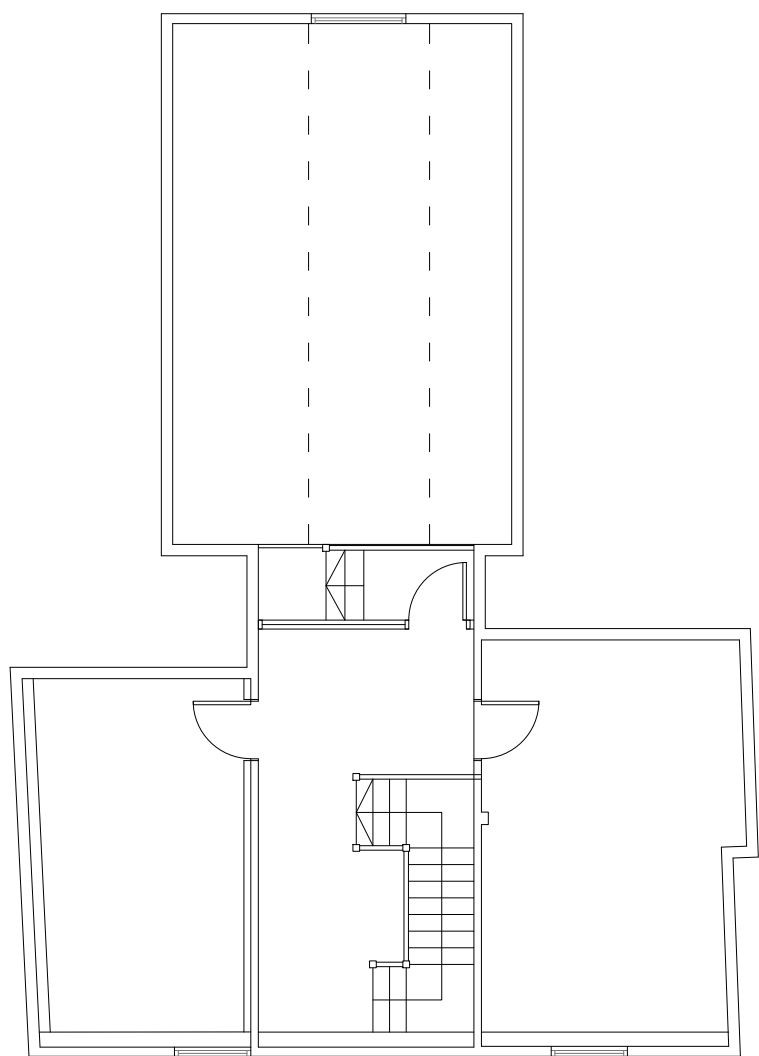


Ground Floor

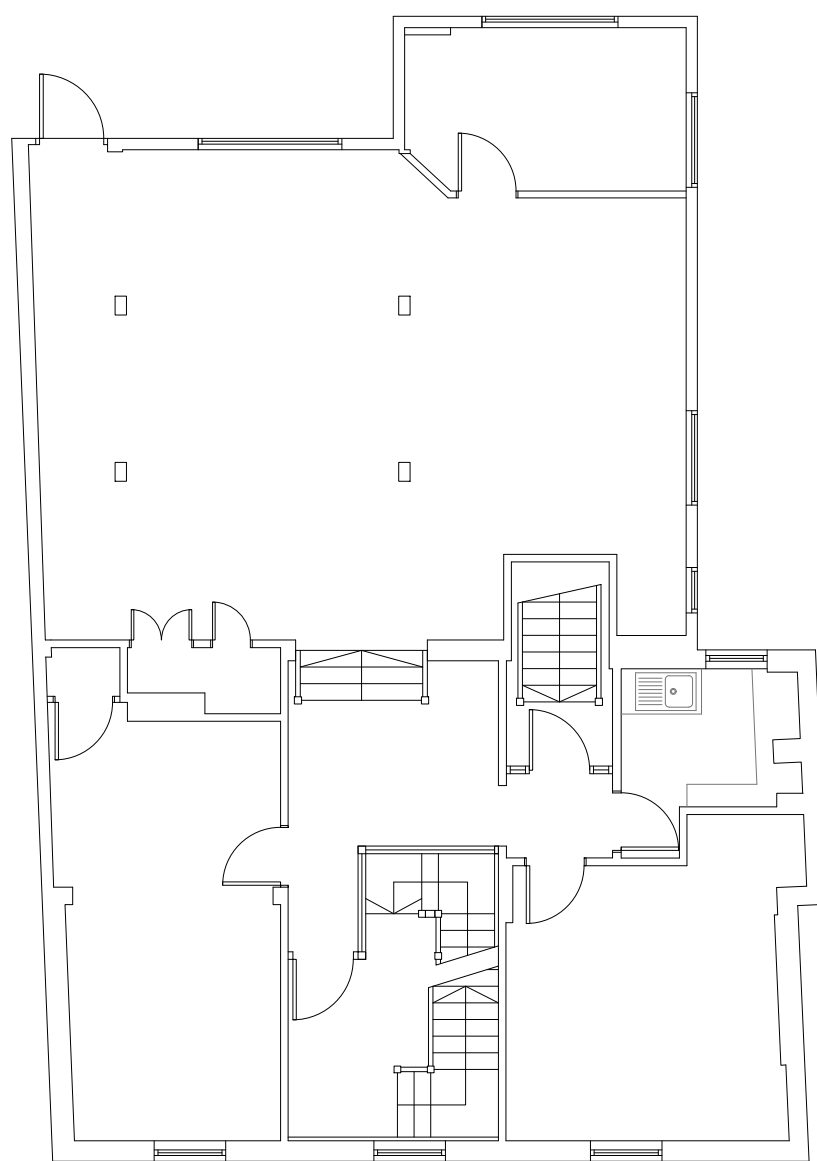
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Property Consultants



			Title 10-12 North Street, Bishops Stortford	
			Description Existing General Arrangement	
			Approved By	
			Scale 1:100@A3	Issue Date 14/01/21
			Drawn By p.s.	
Rev.	Date	Description	Drawing No. 11857-01	
			Revision	



Second Floor

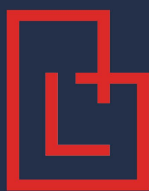


First Floor



Scale in metres

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