

12 NORTH STREET

Bishop's Stortford
Hertfordshire
CM23 2LQ



FOR SALE

**GRADE II LISTED RETAIL AND OFFICE BUILDING
POSSIBLE REDEVELOPMENT OPPORTUNITY**

5,703 sq ft (529.96 sq m)

For further information please contact either:

Tereza Halewood

T: 01438 794588

E: tereza.halewood@brownandlee.com

Daniel Musgrove

T: 01438 794586

E: daniel.musgrove@brownandlee.com



Location

Bishop's Stortford is a busy commercial centre, which has grown substantially in recent years and currently having an 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.

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

Description

This Grade II Listed property is arranged over four floors from basement to second floor.

The property is split creating one self-contained ground floor shop (left hand side) and ground floor shop with upper floors (right hand side).

Both shops have basement, WCs and store areas.

The property has some attractive features, such as spiral columns, fireplace and some exposed timber beams.

There is rear access to the property with rights of access over a rear yard.

Accommodation

The approximate net useable areas are as follows:

Basement

WCs and Storage	1,708 sq ft	158.7 sq m
-----------------	-------------	------------

Ground Floor

Retail Area	1,941 sq ft	180.4 sq m
-------------	-------------	------------

First Floor

Offices	1,287 sq ft	119.60 sq m
---------	-------------	-------------

Second Floor

Offices/Storage	767 sq ft	71.26 sq m
-----------------	-----------	------------

Total

Total GIA area	5,703 sq ft	529.96 sq m
----------------	-------------	-------------

Features

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

Tenure

The property is owned Freehold under Title No. HD179625.

Price

Offers in the region of £850,000, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable values are separately assessed as listed below:

1 st & 2 nd Floors (Offices)	£27,500
Part Ground Floor (Offices)	£24,000
Part Ground Floor (Shop)	£30,250

The UBR for 2026/27 is 43.2p 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 respective EPCs are 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.

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.

