

Shop D - 90 South Street, Bishop's Stortford, Herts CM23 3AL

RETAIL TO LET

60.57 sq m 652 sq ft



- Ground floor retail unit
- Prominent position
- High level of passing trade / traffic

Coke Gearing
consulting
Chartered Surveyors

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RETAIL TO LET



Location

The property is situated on South Street, with the main High Street, railway and bus station only a 50 m walk away. It is located on one of the main roads into the town centre, which benefits from high vehicular traffic as well as passing footfall. A loading bay is located outside the unit.

Description

A ground floor, self-contained retail unit forming part of a mixed use development constructed in 2008. There is frontage to South Street offering flat plate glass shop frontage with a single pedestrian entrance door. Internally the Tenant has fitted out the unit, dividing the retail space with a WC and kitchen area towards the rear.

Accommodation

Unit D

60.57 sq m 652 sq ft

Tenure

To Let on a new lease for terms to be agreed.

Price

To Let for a rent of **£14,000 pax**

Property is subject to VAT

Service Charge & Buildings Insurance

There is a service charge in place for the maintenance and upkeep of the wider estate. Buildings Insurance is recharged to the Tenant.

Please contact the agent for further details.

Business Rates

The Rateable Value is £8,700.

Small Businesses should qualify for 100% rate relief based on this level of Rateable Value and subject to conditions. All enquiries to East Herts District Council.

EPC

The EPC rating is D - 78.

Legal Costs

Each party to be responsible for their own legal fees.

Viewings

For further information please contact:

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