

32A SOUTH STREET BISHOP'S STORTFORD

CM23 3AZ

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Prime Shop - To Let

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Retail Opportunity
TO LET

KEY DETAILS

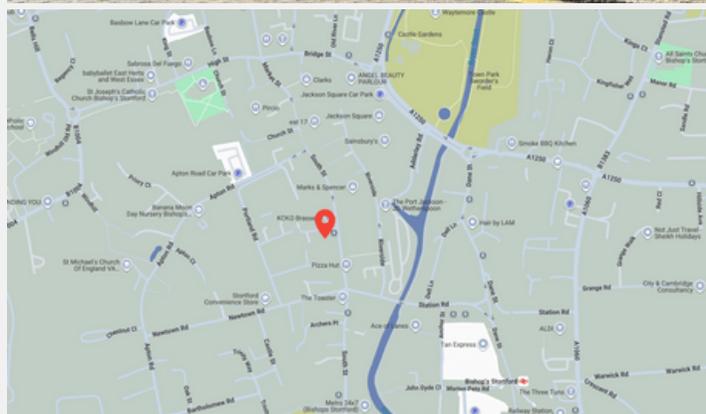
- Ground floor only retail premises
- Approximately 896 Sq.ft / 83.27 Sq.m
- Corner position with return frontage
- Prime location next to Tesco and opposite B&M
- Available on new sub-lease

LOCATION

Bishop's Stortford is a thriving market town on the Hertfordshire/Essex border, benefitting from excellent road and rail links, including fast services to London Liverpool Street and close proximity to Stansted Airport. The subject premises are situated on South Street, the effective 'High Street' in the town. Nearby occupiers include Tesco Express, B&M, M&S and Boots Opticians.

DESCRIPTION

Retail premises set out over ground floor only, occupying a corner position with return frontage onto Nails Lane.



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TERMS

Available by way of a new underlease for a term expiring no later than December 2033, to be granted outside the security of tenure provisions of the L&T Act 1954.

RENT

The asking rent is £32,500 per annum plus VAT, exclusive of business rates and other outgoings.

SERVICE CHARGE

A fixed service charge of £2 psf per annum with annual CPI increases.

EPC

Further details available upon request. C 64.

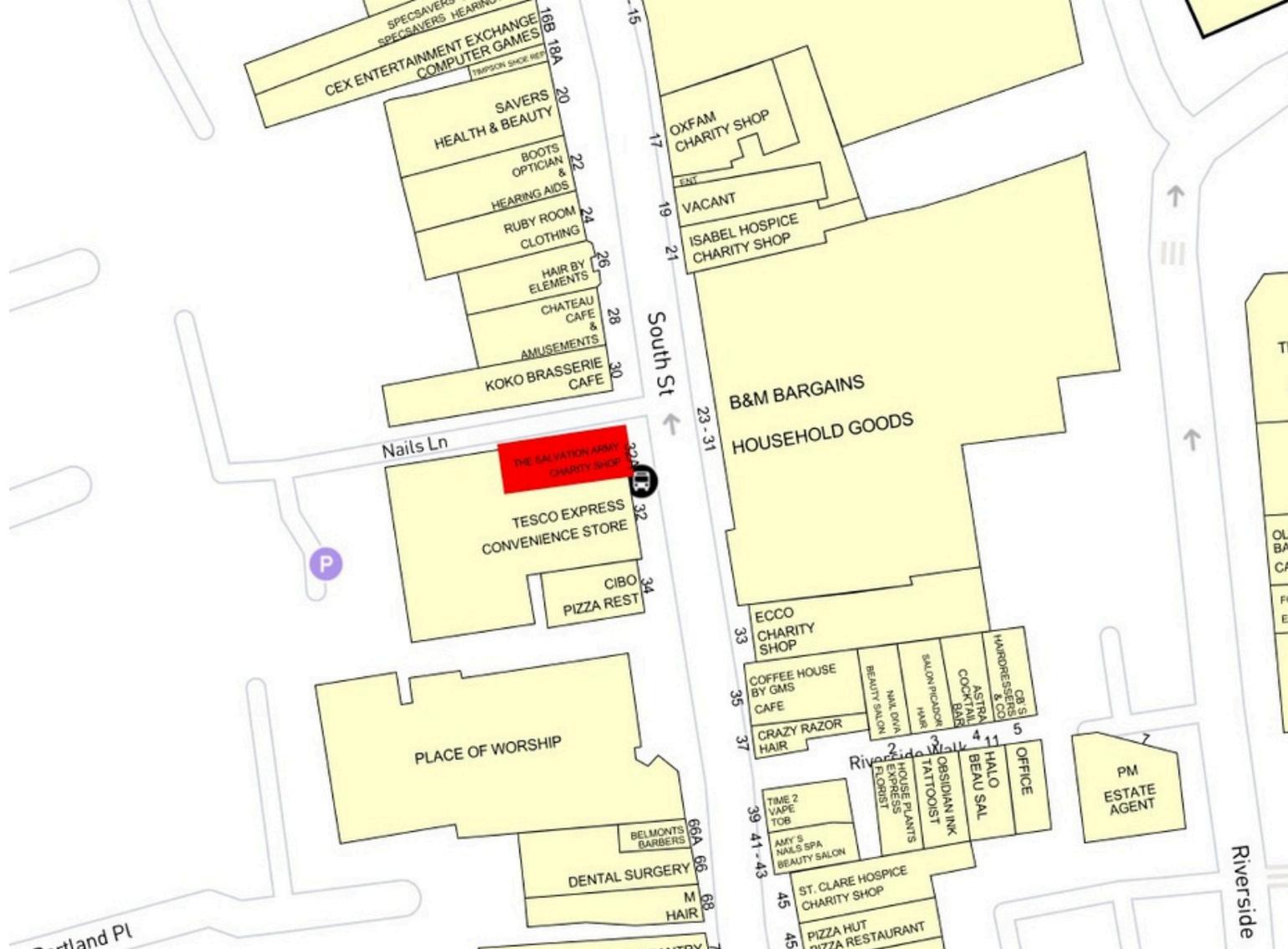
BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £24,500.

For rates payable please refer to the Local Charging Authority, East Hertfordshire District Council - 01279 655261.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.



CONTACT

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