

SHOP TO LET

BISHOP'S STORTFORD

3A (UNIT 22), JACKSON SQUARE SHOPPING CENTRE



LOCATION

Jackson Square is a covered scheme anchored by a **Sainsbury's** superstore. Other tenants include **Next, New Look, Monsoon, Peacocks, Body Shop, Vision Express** and **Starbucks**. The scheme has a dedicated car park providing 750 spaces.

ACCOMMODATION

The premises have the following approximate dimensions and floor areas.

Internal Width	17 ft 5 ins	5.31 m
Shop Depth	113 ft.	34.44 m
Ground Floor	2,128 sq. ft.	197.70 sq. m
First Floor	1,595 sq. ft.	148.18 sq. m

TENURE

The property is available on new 10 year full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

RENT

Commencing rental of £75,000 per annum exclusive.

SERVICE CHARGE

The service charge payable for the current financial year is £18,050 plus VAT.

RATING

We understand the premises are assessed for rating purposes, based on the UBR of 45.8p as follows:

Rateable Value	£62,500
Rates Payable (12/13)	£28,625

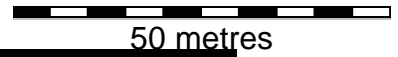
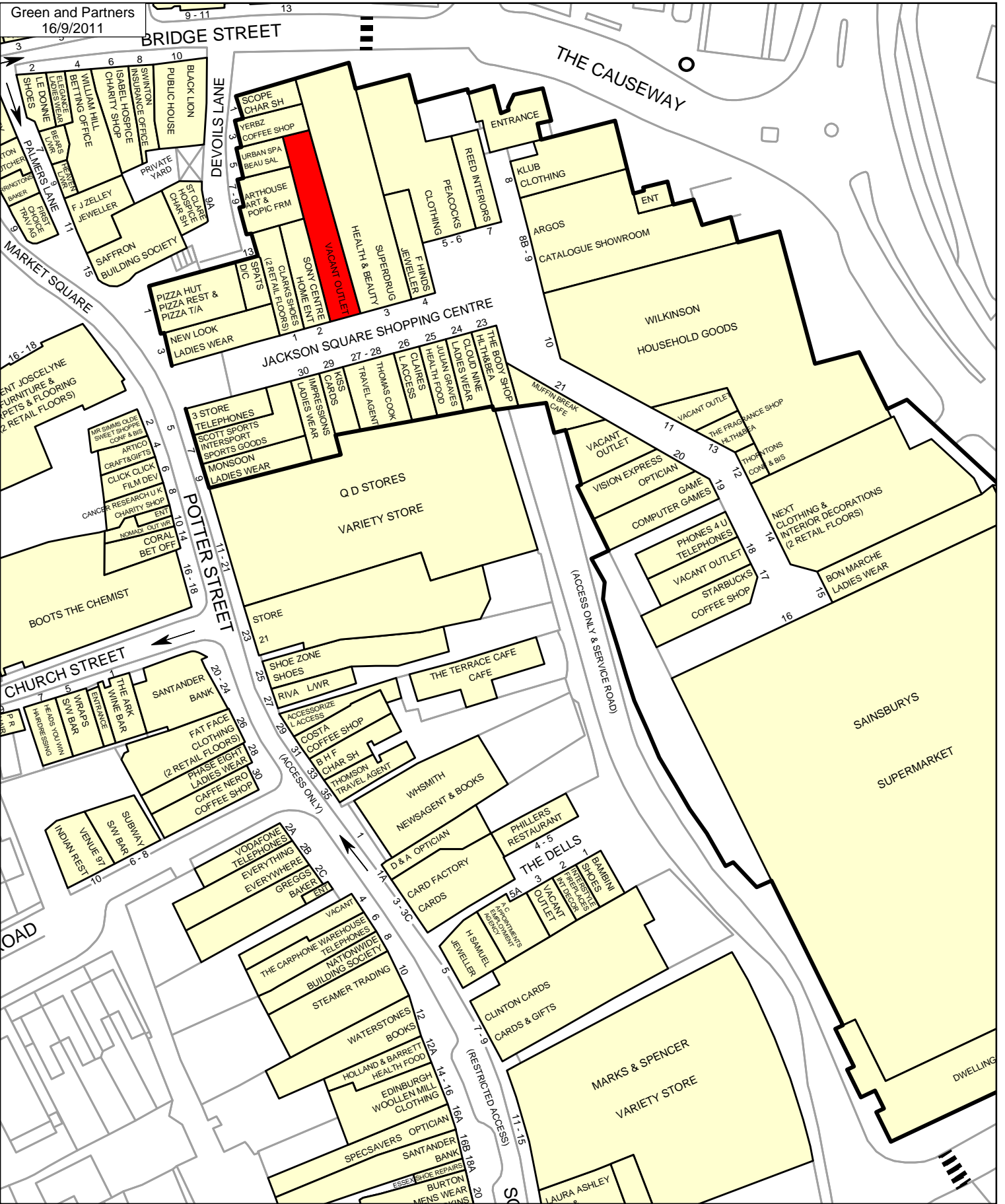
VIEWING

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Subject To Contract



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