

# SHOP TO LET

## BISHOP'S STORTFORD

### 7/7A (UNIT 17), 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.

#### DESCRIPTION

The premises are arranged over ground and first floors and provide the following approximate dimensions and floor areas.

Internal Width	17 ft 5 ins	5.31 m
Shop Depth	61 ft 7 ins	19.6 m
Ground Floor	881 sq. ft	81.85 sq. m
First Floor	446 sq. ft	41.43 sq. m

#### RENT

The premises are available at a commencing rental of £40,000 per annum exclusive.

#### TENURE

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

#### SERVICE CHARGE

The service charge payable for the current financial year is £10,613 plus VAT.

#### RATING

To be reassessed.

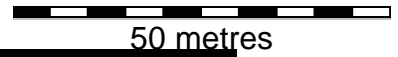
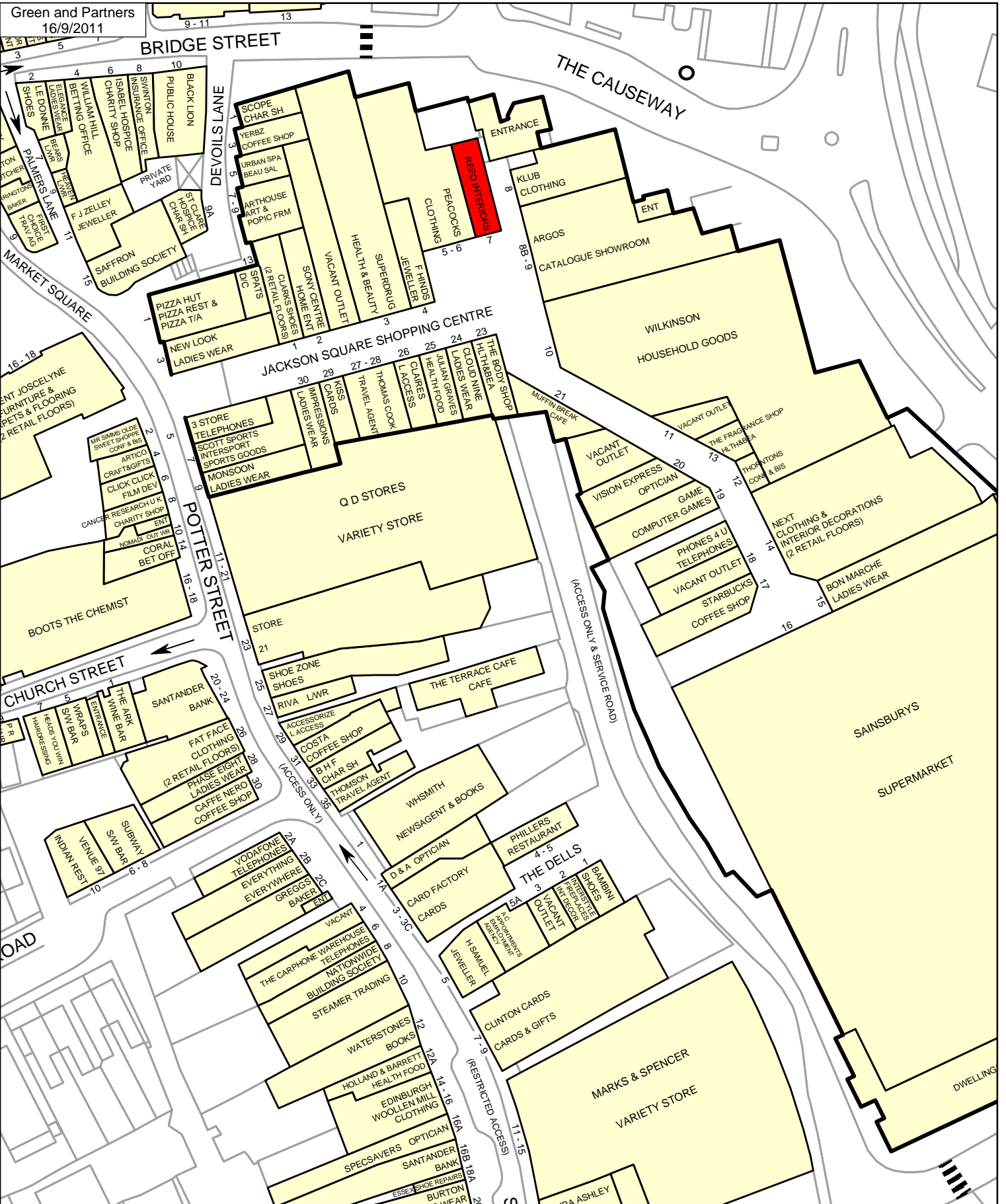
#### VIEWING

Strictly via sole agents, **Green & Partners**, contacting:


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