

# CLASS E OPPORTUNITY BISHOP'S STORTFORD

# UNIT 31 JACKSON SQUARE SHOPPING CENTRE

# **Description**

Jackson Square is the principal shopping destination in Bishop's Stortford anchored by **Sainsbury's**. The centre provides the town's main car park with over 750 spaces. Occupiers in the scheme include **Next, Poundland, Superdrug** and **Starbucks**.

The centre will undergo redevelopment to include a new 20,000 sq. ft. which **TK Maxx** will occupy in 2024. The unit is situated in proximity to **Three** and **Vinegar Hill.** 

Please refer to the attached copy of the street traders plan for further details.

## **Accommodation**

The premises are arranged over ground floor only, comprising the following areas:

Ground Floor Sales 568 sq. ft. (52.76 sq. m)

#### Lease

New effectively full repairing and insuring lease, for a term to be agreed.

#### Rent

£35,000

per annum exclusive.

#### **Service Charge**

The current service charge for the financial year is £6,998 per annum.

#### **Business Rates**

Property is to be revalued following completion of works.

Interested parties are advised to make their own enquiries to the Local Authority on 01628 798888.

#### FP(

An EPC has been commissioned. A full report is available upon request.

## **Legal Costs**

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

#### **Viewing**

Strictly via appointment through joint agents, **Green & Partners**, contacting:

Ben Sykes 07572 075103

ben.sykes@greenpartners.co.uk

Adam Bindman 07825 442413

adam.bindman@greenpartners.co.uk

Or, GCW, contacting:

Duncan Kite 07974 215337

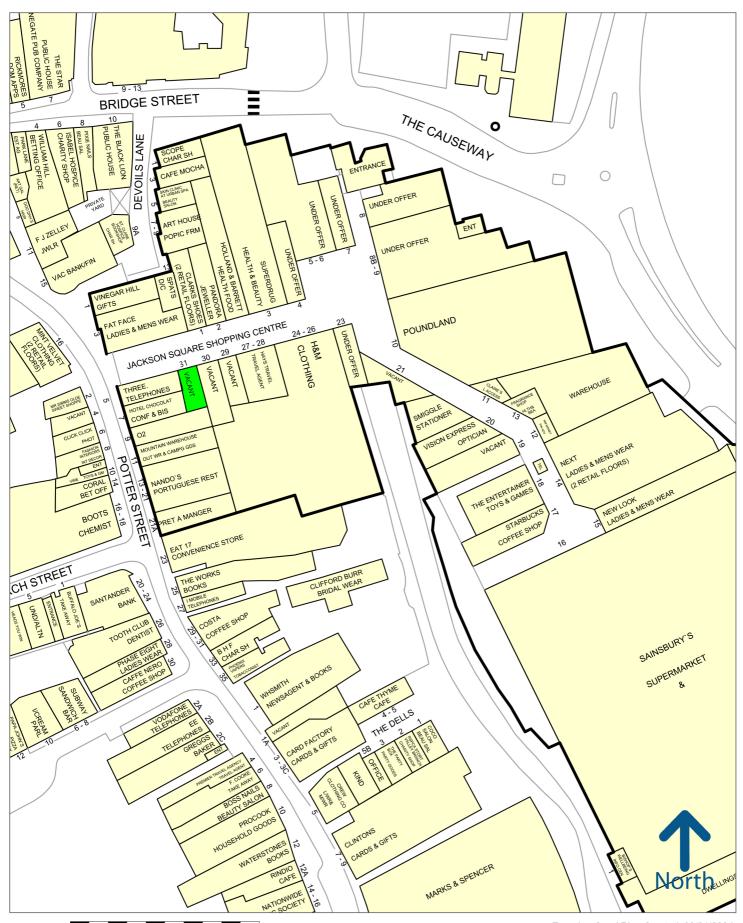
duncan.kite@gcw.co.uk

George Cook 07815 692248

george.cook@gcw.co.uk

Subject to Contract







Experian Goad Plan Created: 03/01/2024 Created By: Green and Partners

50 metres