

PRIME CLASS E OPPORTUNITY BISHOP'S STORTFORD 9 POTTER STREET 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**, **New Look**, **Sportsdirect**, **Superdrug** and **Starbucks**.

The unit is situated adjacent to **Hotel Chocolat** and **Mountain Warehouse** while being close to **Nando's**, **Fat Face**, **Vinegar Hill**, **Eat 17** and **Boots**.

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

Accommodation

The premises are arranged over ground and first floors, comprising the following areas and dimensions:

Ground Floor	967 sq. ft.	(89.94 sq. m)
First Floor	517 sq. ft.	(48.03 sq. m)

Lease

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

Rent

£50,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £7,324 per annum.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£45,750
UBR (23/24)	0.499p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of D. A full Energy Performance Certificate 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:

Abi Stoye 07375 625623
abi.stoye@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

