

CLASS E OPPORTUNITY

BISHOP'S

STORTFORD

UNIT 19

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**, **Sportsdirect**, **Superdrug** and **Vinegar Hill**.

The centre will undergo re-development to include a new 20,000 sqft unit which **TK Maxx** will occupy in 2024. The unit is situated adjacent to **New Look** and **Starbucks**.

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 and dimensions:

Ground Floor Sales 1,791 sq. ft. (166.38 sq. m)

Lease

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

Rent

£60,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £9,464 per annum.



Business Rates

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

Rateable Value	£44,250
UBR (23/24)	0.499p

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

EPC

The property has an EPC rating of C. 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:

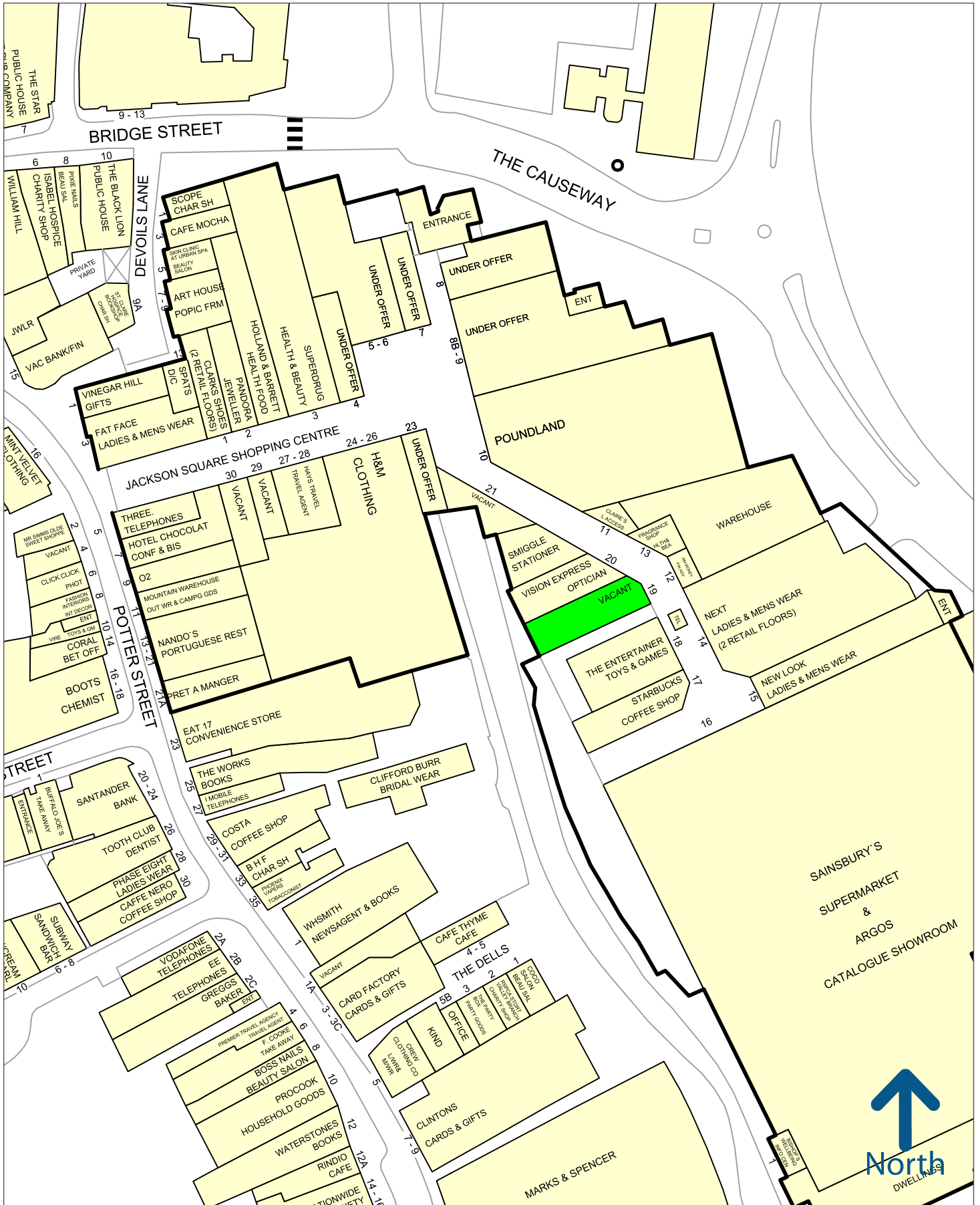
Duncan Kite 07974 215337

duncan.kite@gcw.co.uk

George Cook 07815 692248

george.cook@gcw.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 04/12/2023
Created By: Green and Partners



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