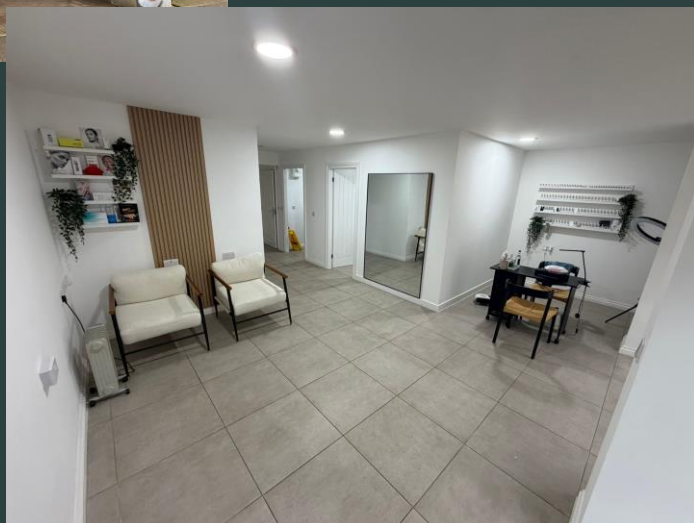


73A South Street, Bishop's Stortford, Herts CM23 3AL

RETAIL UNIT TO LET

Centrally located retail unit

51.24 sq m / 551 sq ft



- High level of passing trade, both footfall and traffic
- Prominent position on South Street/the town centre
- All on ground floor
- A variety of uses will be considered, but no food use

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

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Location

The shop is situated on South Street, one of the main roads into Bishop's Stortford, with the main High Street, railway and bus station approximately 50 metres' walk away.

The premises benefits from high vehicular traffic as well as passing footfall. There is also a loading bay outside the unit.

Description

The retail premises forms part of the development built by Churchill Retirement Living some seven years ago. There are retirement flats above the subject property, a dental practice and Post Office to one side and to the other side a financial advisory business.

The shop benefits from frontage on to South Street and offers well appointed, self-contained retail space inside. A WC and kitchen are already installed within the premises. The premises are currently fitted out as a beauticians with two private consultation rooms, although the space can be opened out if required.

Accommodation

Measurements are approximate only:

51.24 sq m / 551 sq ft

Terms

The premises are to be let on a new lease, for a minimum term of two years.

Rent

£1,200 per calendar month exclusive (£14,400 per annum exclusive).

Service Charge & Building Insurance

Service charge and Building Insurance totals £500 per annum.

Business Rates

The Rateable Value (RV) from April 2026 is £12,000.

Small businesses should qualify for 100% small business rates relief on this level RV, please contact East Herts Council or the Valuation Office Agency to discuss further.

EPC

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Legal

The ingoing Tenant will be required to contribute £500 + VAT towards the preparation of a Lease.

Use

Current usage is E class, formerly A1; however, the Landlord will consider various other uses.

Please note that the property would not be suitable for the sale of any food, including cold food: due to a restrictive covenant these food/drink related uses are not permitted within the unit.

Viewings:

For further information please contact:

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felicity@cokegearing.co.uk