

## Bishop's Stortford 29 Potter Street, CM23 3UH

### RETAIL UNIT TO LET

- **New lease available**
- **100% prime location**

#### Location

The property is located on the eastern side of Potter Street close to the entrance of the Jackson Square Shopping Centre.

The property is adjacent to **Costa Coffee**, and other operators in close proximity include **Fat Face**, **Caffe Nero**, **Vodafone** and **Marks & Spencer**.

#### Accommodation

The unit is arranged over ground floor only and comprises the following approximate dimensions and net internal floor areas:

Ground floor sales:	478 sq ft	44.41 sq m
Ground floor ancillary:	111 sq ft	10.31 sq m

#### Tenure

The property is available by way of an new effectively full repairing and insuring lease for a term to be agreed subject to five yearly upward only rent reviews.

#### Rent

**£31,000 per annum** exclusive.



#### Rates

We have been verbally informed that the premises are valued for rating purposes as follows:

Rateable Value	£31,000
UBR 2013/14	47.1p
Rates Payable 2013/14	£14,601

*Interested parties are advised to make their own enquiries with the relevant Local Authority to verify the above figures.*

#### Energy Performance Certificate

An EPC has been commissioned and will be made available to interested parties.

#### Legal costs

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

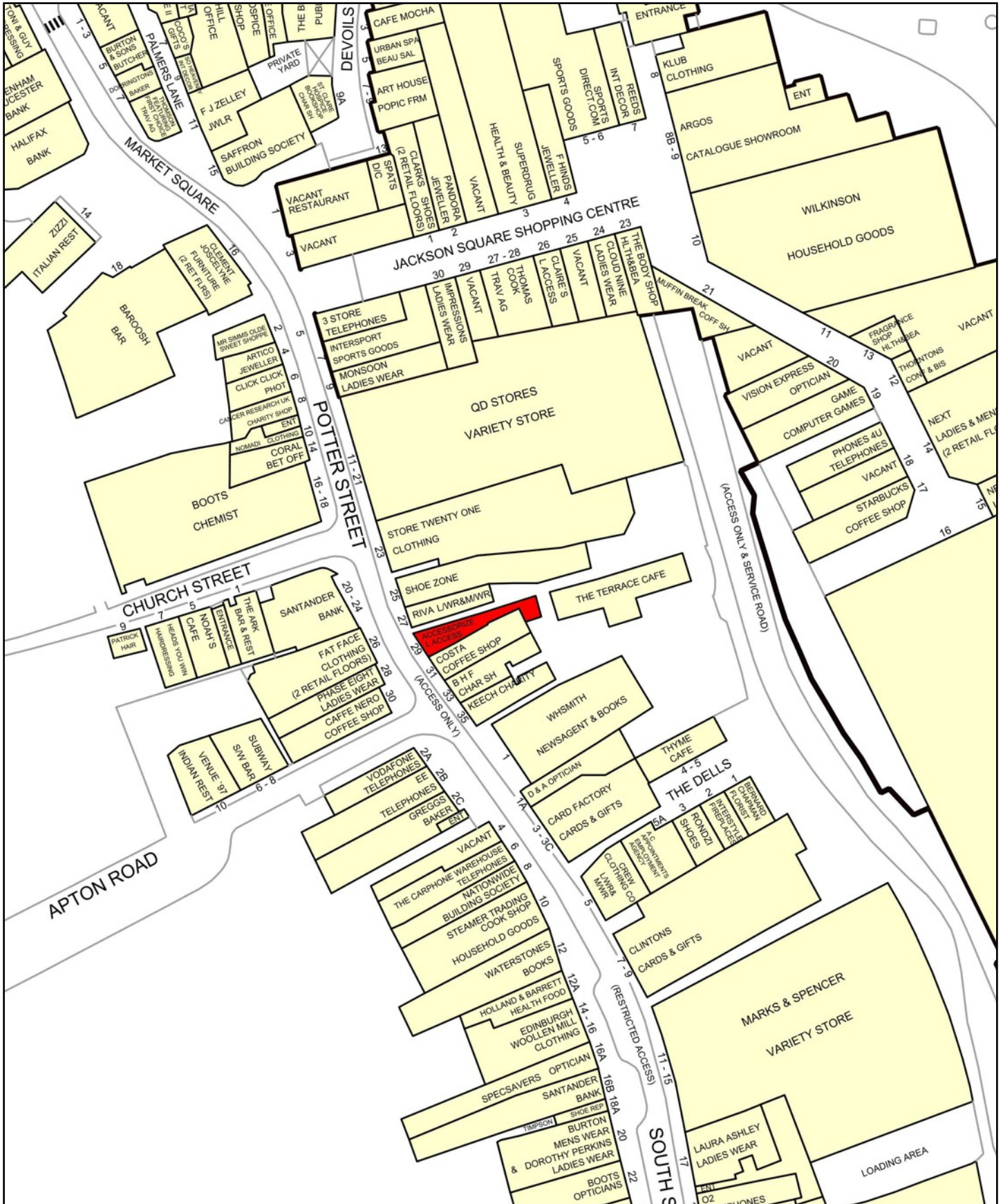
#### Viewing

For further information or to arrange a viewing please contact:

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50 metres