

**New lease - Class E use - 589 sq ft**  
**29 Potter Street,**  
**Bishops Stortford, CM23 3UH**



**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 opposite **Caffe Nero** and other operators in close proximity include **Boots, Pret a Manger, Mountain Warehouse, Hotel Chocolat, Nando's** and **Marks & Spencer.**

**TERMS:** A new effectively full repairing and insuring lease for a term to be agreed.

**RENT:** **On application.**

**ACCOMMODATION:** The unit is arranged over ground floor only and comprises the below approximate net internal floor areas.

**Ground Floor Sales:** 478 sq ft (44.41 sq m)

**Ground Floor Ancillary:** 111 sq ft (10.31 sq m)

The property will be separated from the adjoining unit, with a new door placed within the demised frontage.

**USE:** The property benefits from Class E use.

**LEGAL COSTS:** Each party is to be responsible for their own legal costs.

**EPC:** Available on request.

**RATES:** The property will be reassessed for rates following separation works.

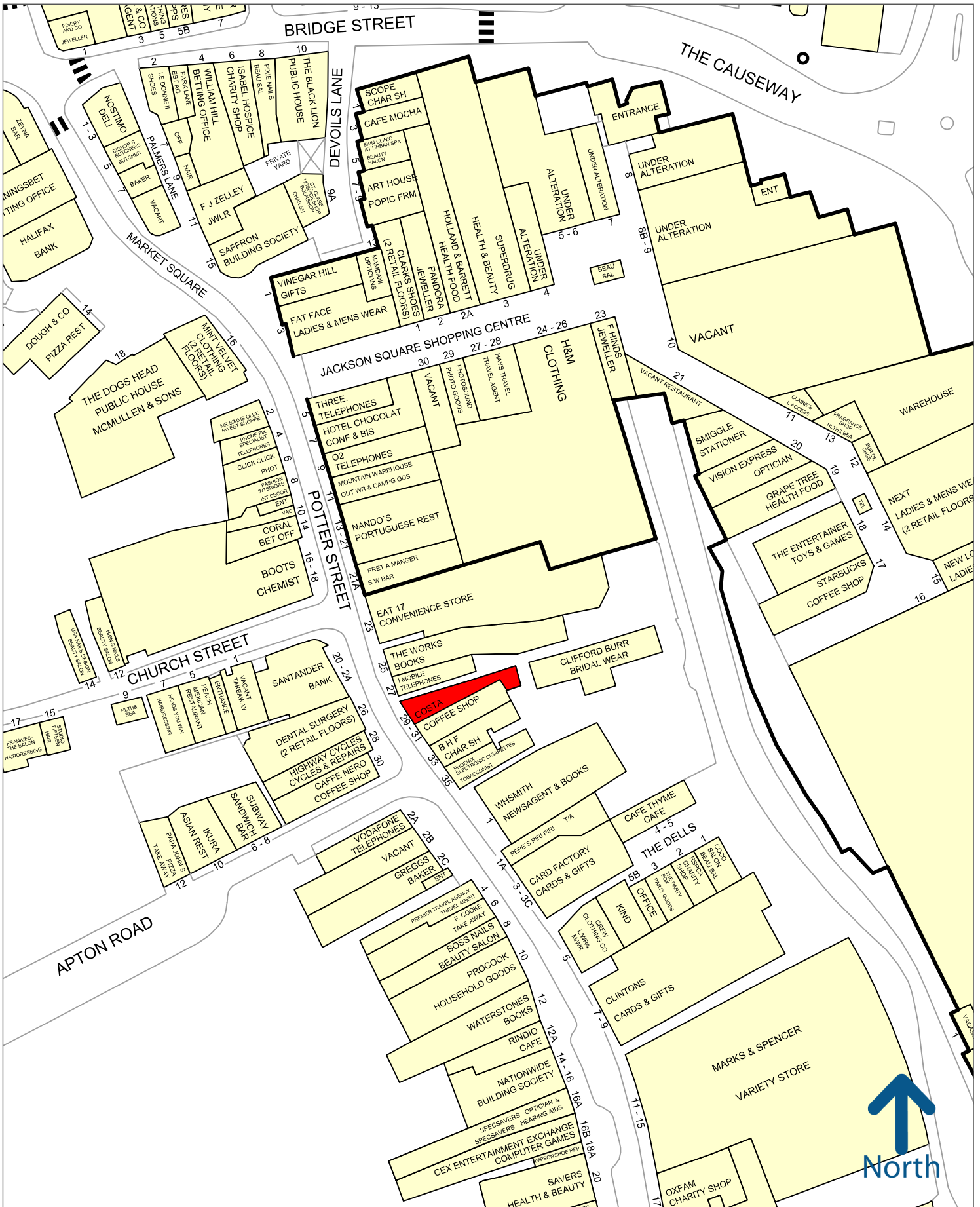
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