

25/27 Hockerill Street, Bishop's Stortford, Herts CM23 2DH

DEVELOPMENT FOR SALE

Coke Gearing
consulting
Chartered Surveyors



- 5 x one-bedroom apartments and 1 x two-bedroom apartment
- 3 x retail units
- Impressive Grade II listed property
- 8 parking spaces included
- Potential rental income in excess of £100,000 per annum
- ERV circa £1.65 million

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Location:

Central Bishop's Stortford location on one of the main routes into the town.

Bishop's Stortford is an expanding market town and popular with commuters and families alike. The current population is circa 40,00, with predicted growth to 45,000 in the coming years.

Bishop's Stortford has a mainline rail service to London Liverpool Street (37 minutes) and also has good connections to Stansted Airport.

Description:

An impressive Grade II listed, two-storey property under a traditional tiled, pitched roof.

Internally, the property provides 3 x retail units on the ground floor with planning consent for a one-bedroom apartment towards the rear.

The first floor is accessed either via a central pedestrian door off Hockerill Street, or to the rear via separate staircase, and currently provides secondary office accommodation, but has received planning consent for 5 x one-bedroomed apartments and 1 x two-bedroomed apartment on the first floor.

Consent was granted under Planning No **3/20/0734/FUL** and also Application Nos **3/20/0735/LBC**, **3/20/0365/FUL** and **3/20/0366/LBC**. Information on the planning applications can be obtained from the East Herts District Council website by searching under the above application numbers.

Interested Parties:

Please note – there are 3 x interested parties each in taking a retail unit. The total rent, which has been agreed in principle over the three parties, is £42,500 per annum on an exclusive basis. Please make contact with the Agent if the party is interested in these tenancies (please note agency fees will apply for introductions).

EPC:

EPC rating to be confirmed.

Accommodation:

Approximately Net Internal areas:

Ground Floor

Shop 1:	65 sq m	700 sq ft
Shop 2:	72 sq m	775 sq ft
Shop 3:	49 sq m	527 sq ft
Flat 6 (one bedroom)	48 sq m	517 sq ft
Total	186 sq m	2,002 sq ft

First Floor

Flat 1 (one bedroom)	43 sq m	463 sq ft
Flat 2 (one bedroom)	47 sq m	506 sq ft
Flat 3 (two bedrooms)	50 sq m	538 sq ft
Flat 4 (one bedroom)	54 sq m	582 sq ft
Flat 5 (one bedroom)	47 sq m	506 sq ft
Total	241 sq m	2,595 sq ft

Parking:

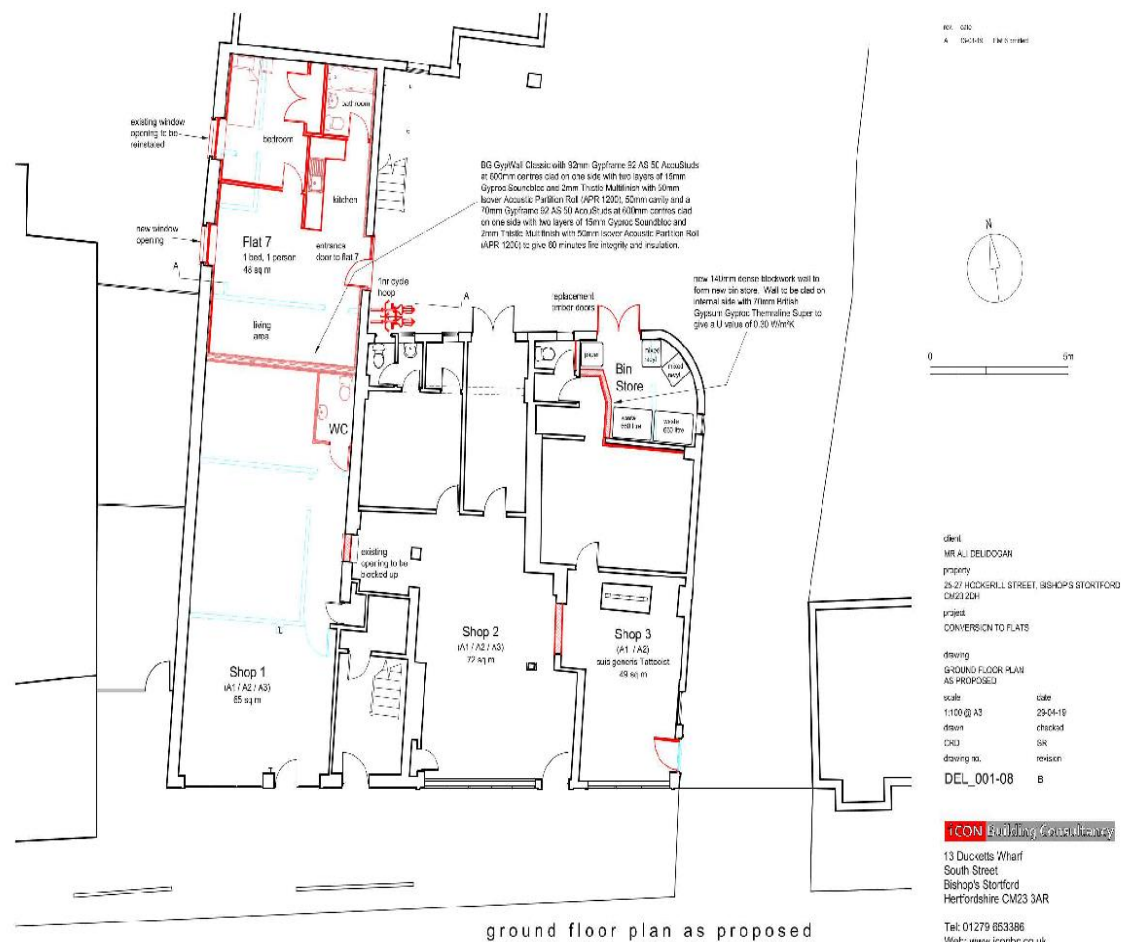
There are eight dedicated car parking spaces plus a loading/turning area to the rear of the property.

Price:

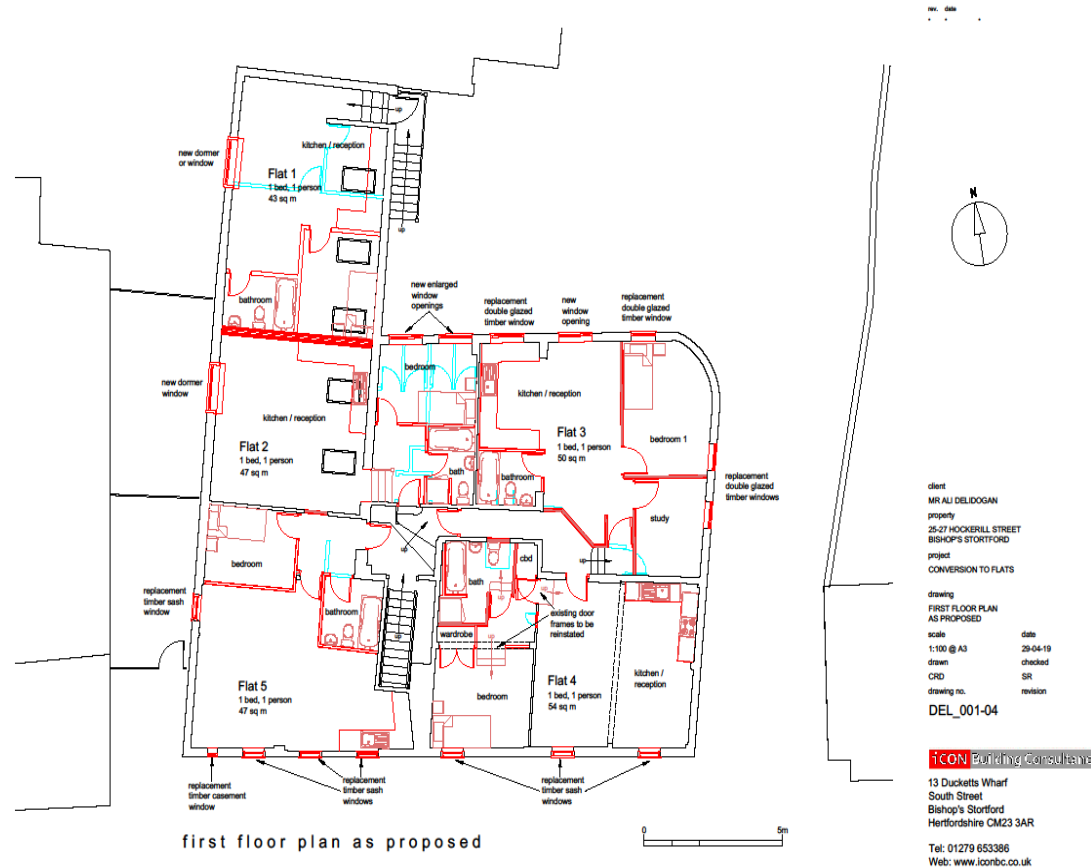
£895,000 (no VAT)

Floor Plans:

Floor plans can be found on the following pages.



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Viewings: For further information please contact:

Contact: Adam Tindall MRICS
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