### UNIT 22 TO LET

#### LOCATION

Jackson Square is the principal shopping centre destination in Bishop's Stortford, anchored by a **Sainsbury's** superstore. The centre provides the town's main car parking facility with over 750 spaces. Recent new lettings include **H&M**, **Joules** and **Smiggle**.

The centre has recently been refurbished with contemporary mall finishes and a new more prominent entrance onto Potter Street. The unit is situated adjacent to **Smiggle** and opposite **Wilko**.

#### **ACCOMODATION**

Arranged over a ground floor and comprising the following approximate net internal floor areas:

Ground Floor Sales 1.006 sa ft 93.46 m<sup>2</sup>

Subdivisions/other configurations are available upon request.

#### LEASE TERMS

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

#### RFNT

Upon application

#### **BUSINESS RATES**

Rateable Value £34,250

<u>UBR (2019/2020)</u> 49.

Rates payable may be subject to transitional relief. Interested parties are advised to confirm the rating liability with the Local Authority on 01628 798 888.

#### SERVICE CHARGE

The current estimated annual service charge is £5.310.

#### **EPC**

The property has been rated within Band D. A copy of the Report is available on request.

#### LEGAL COSTS

Each party is to bear their own legal costs.

# SUBJECT TO CONTRACT APRIL 2019



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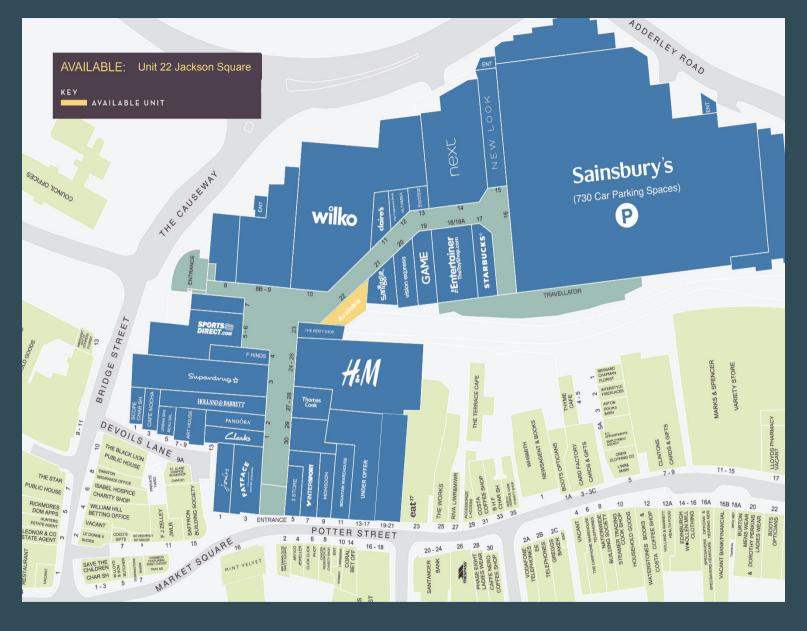


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## 4.7 MILLION

shopper visits per year

85,160

regular shoppers

15%

Bishop's Stortford has a non grocery spend 15% above the UK average

## 5 MINUTES

from *Junction 8* of the *M11* 

207,220

local residents

20%

household incomes are 20% above *UK average* in the primary catchment













