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## 3 CORN EXCHANGE, MARKET SQUARE BISHOP'S STORTFORD, CM23 3UU



## SHOP LEASE AVAILABLE

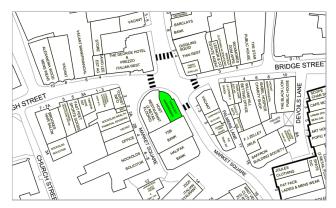
## A1 USE

The premises occupy a busy trading location in the heart of Bishop's Stortford on the cross road of Market Square, High Street, North Street and Bridge Street. The property is adjoined by **Host Terrace**Bar & Venue and TSB and opposite Finery & Co. Nearby traders include Oxfam, Giggling Squid, Barclays Bank, Halifax and Tui.

£33,000	p/a exclusive	
1,018	Sq ft	

Frontage	26'7"	8.1 m
Return Frontage	28'8"	8.7 m
Internal Width (max)	24'0"	7.3 m
Shop Depth	48'2"	14.7 m
Ground Floor	914 sq ft	84.9 m2
Mezzanine	104 sq ft	9.7 m2
Total	1,018 sq ft	94.6 m2





Lease The premises are held on an effective full repairing and insuring lease expiring 27th

November 2022 (Inside the Landlord & Tenant Act 1954).

Rent £33,000 per annum exclusive.

Premium Offers are invited for the benifit of the leasehold interest.

Rates Interested parties are recommended to make their own enquiries with Bishop's

Stortford Town Council, Tel: 01279 715 500.

EPC Available upon request.

Legal Costs Each party to be responsible for payment of their own legal costs incurred in the

transaction.

Viewing Contact **DMA** -

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SUBJECT TO CONTRACT & VAT