

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



SHOP LEASE AVAILABLE

£33,000 p/a exclusive

A1 USE

1,018 Sq ft

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**.

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 benefit 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	<p>Contact DMA -</p> <p>Nicholas Menzies 020 7318 6915 / nmenzies@dmaproperty.com</p> <p>Warren Domb 020 7318 6916 / wdomb@dmaproperty.com</p> <p>SUBJECT TO CONTRACT & VAT</p>