

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**, **Mountain Warehouse** and **Smiggle**.

The centre has been recently refurbished with contemporary mall finishes and a new more prominent entrance onto Potter Street. The unit is situated adjacent to **H&M** and opposite **Sports Direct**.

ACCOMODATION

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

Ground Floor Sales	759 sq ft	70.51 m ²
Basement	380 sq ft	35.30 m ²

LEASE TERMS

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

RENT

£45,000 per annum exclusive

BUSINESS RATES

Rateable Value	£33,320
UBR (2018/2019)	48.0p

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 service charge budget is estimated to be C. £4 per sq ft.

EPC

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

LEGAL COSTS

Each party is to bear their own legal costs.

**SUBJECT TO CONTRACT
JANUARY 2019**



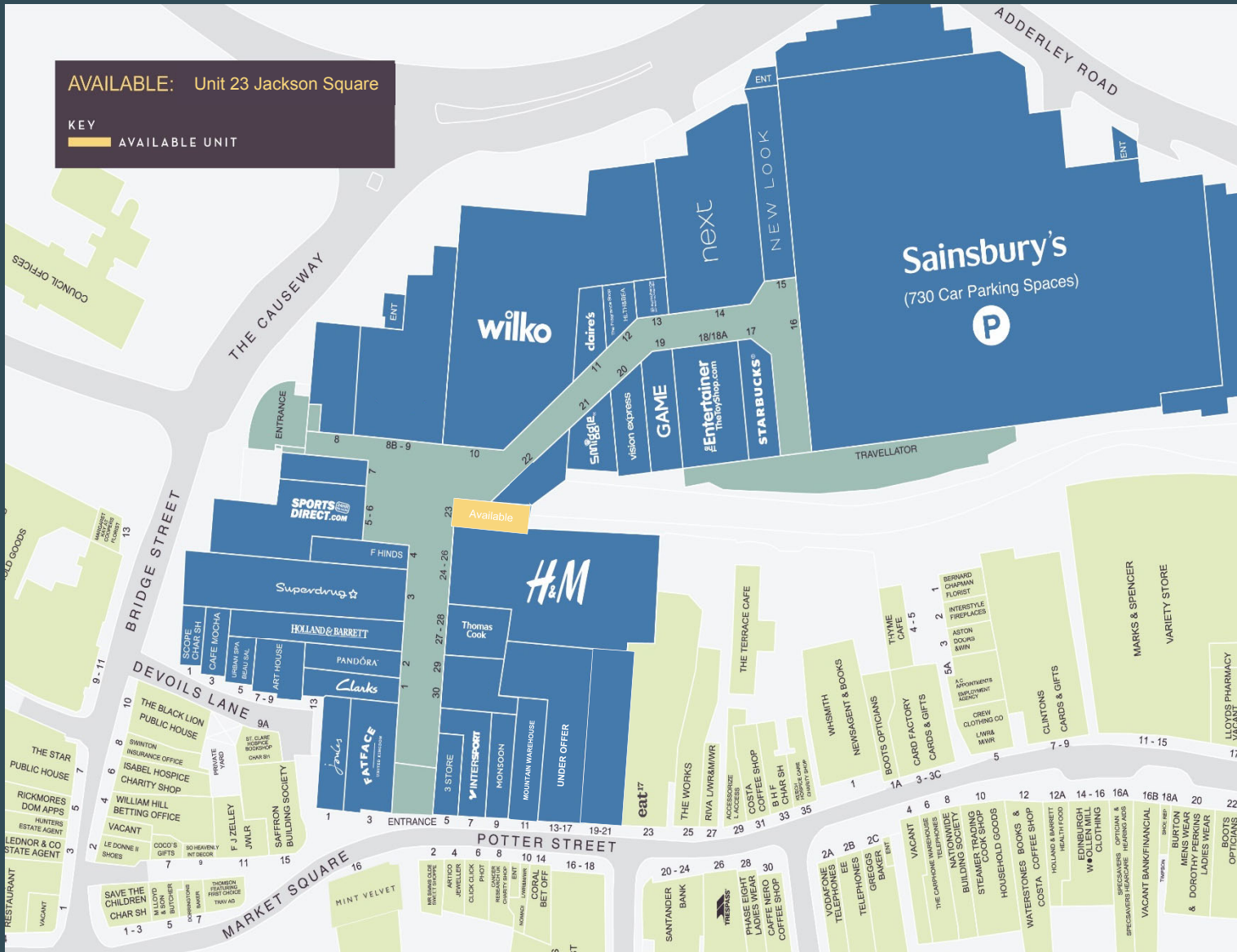
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Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No responsibility or warranty whatever is made or given either during negotiations or in particulars by vendor, lessor or the agent.



AVAILABLE: Unit 23 Jackson Square

KEY
 AVAILABLE UNIT

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

