

TO LET Retail Unit

Unit 2 Thorley Neighborhood Centre, Thorley
Bishops Stortford, CM23 4EG

Key information

- ❑ Prominent location
- ❑ 150 Spaces
- ❑ Planning Use Class E
- ❑ Size - 777 sq ft
- ❑ Quoting Rent £20,000 per annum

Contact

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Sainsbury's



Location

Bishops Stortford is a market town in Hertfordshire, 27 miles north east of central London and 27 miles south of Cambridge. Bishops Stortford train station has direct links into London Liverpool Street.

The property is located within the Thorley Centre, anchored by a Sainsburys supermarket. Nearby occupiers include **Lloyds Pharmacy, Sainsburys and independent occupiers**

Accommodation

The premises are arranged over ground floor providing the following approximate internal floor areas:-

	Sq m	Sq ft
Ground	34.6	372
First	37.6	405
Total	72.2	777

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Energy Performance Rating

Energy Performance Asset Rating - B. A certificate can be made available.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Terms & Tenure

Available by way of a new lease with terms to be agreed.

Quoting Rent

£20,000 per annum.

Service Charge

£1,004 per annum.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



Rating

We are advised that the Rateable Value for the property is £22,750.

The UBR for 2024/25 is 49.9p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

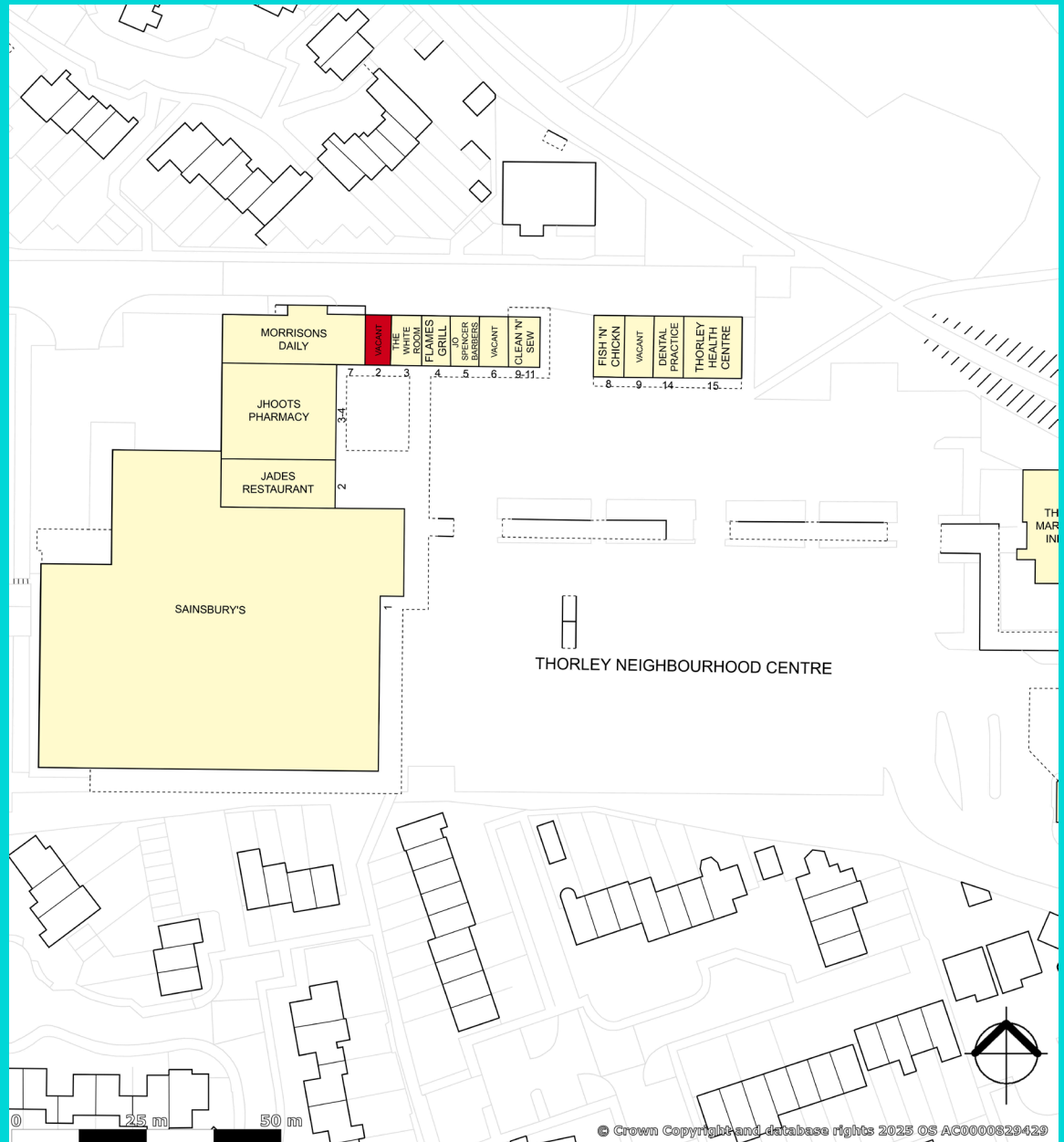
Viewing

Strictly via the sole letting agent only.

Additional Information

The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

[Sainsbury's Property Disposals](#)



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For further details contact:

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- Birmingham
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