

To Let

Retail Unit

Unit 1 Thorley Neighbourhood
Centre, Thorley Lane,
Bishops Stortford CM24 4EG

Key information

- Prime retail unit adjacent to Sainsbury's
- Planning Use Class E
- Size – 3,695 sq ft
- Quoting rent £45,000 per annum



Location

Bishops Stortford is a town in the county of Hertfordshire, north of London. Bishops Stortford is approximately 30 miles west of Braintree and Chelmsford, and 20 miles west of Stevenage and Welwyn Garden City

The subject property is located in a parade of retail units adjacent to a Sainsbury's superstore.

Accommodation

The property is arranged over ground floor only providing the following approximate internal floor areas:

	Sq m	Sq ft
Ground	217.9	2,346
First floor	125.3	1,349
Total	343.2	3,695

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.

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

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

The lease will be contracted outside of the security provisions of the Landlord and tenant Act 1954.

Tenure

Quoting Rent £45,000 per annum.

Service Charge

A service charge of £7,417.50 per annum. To be reviewed on an annual basis.

Business Rates

We are advised that the Business Rates are as follows:

Business Rates	£40,250
UBR	£0.432
Rates Payable	£17,423.42

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.

Energy Performance Rating

Energy Performance Asset Rating B – 30. Please make contact for further details. A certificate can be made available.

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.

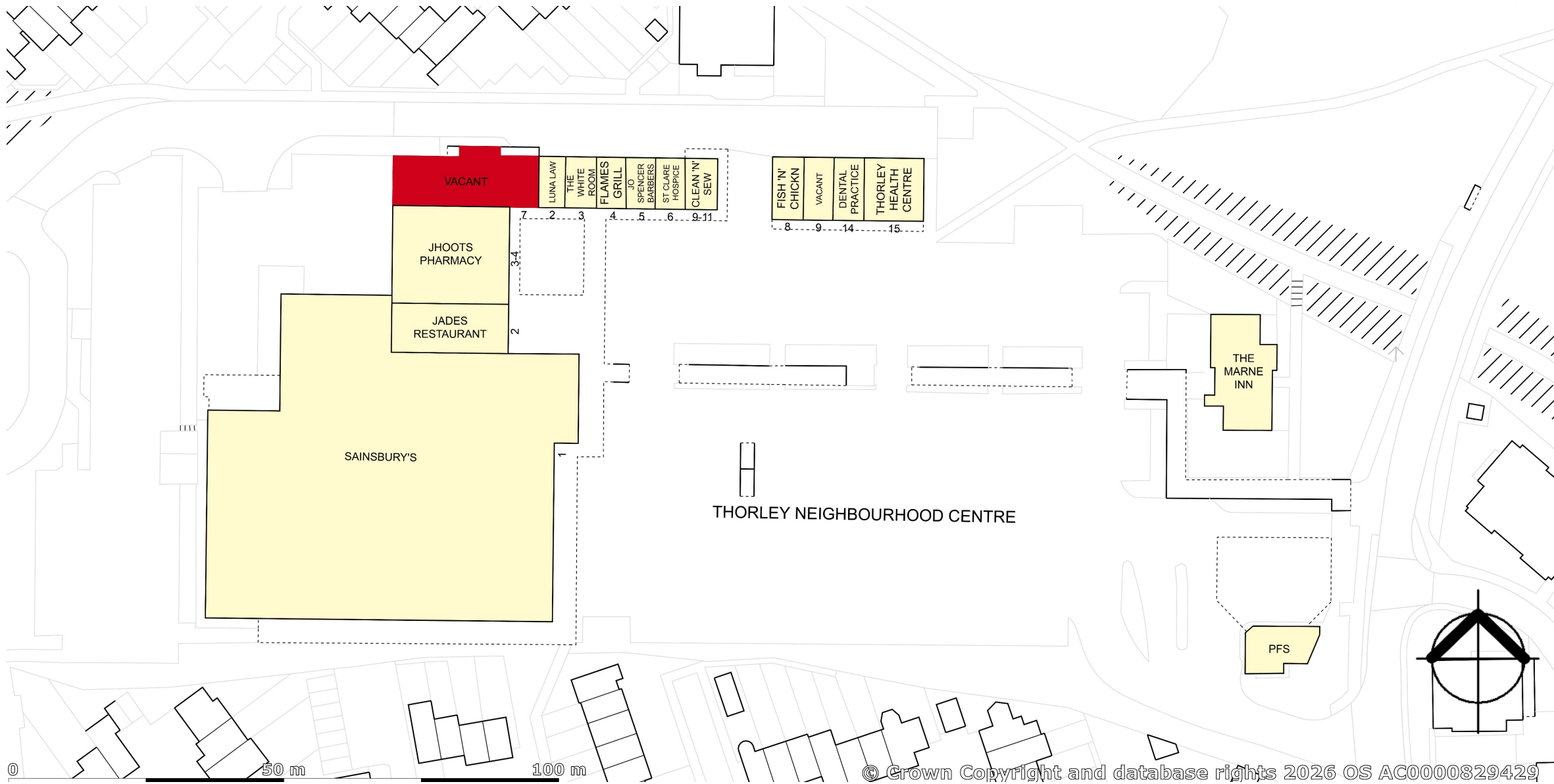
Viewing

Strictly via the sole letting agent only.

Additional information

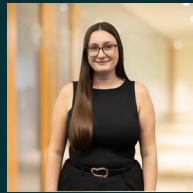
The link below provides access to the Sainsbury's UK Property website, which provides full details of all our Sainsbury's/Argos disposals.

[Sainsbury's Property Disposals](#)

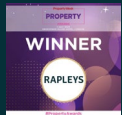


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