

Bishop's Stortford

15 North Street

Class E Opportunity – Available To Let or Sale Considered – Subject to Vacant Possession



Location

The subject property is located just off the High Street on North Street and is only a 10-minute walk from the Bishop's Stortford Station.

Situated adjacent to the **Cote Brasserie**, other occupiers in the vicinity include **The George Hotel**, **Prezzo**, **Fat Face**, **Mountain Warehouse**, **Nando's**, **Dough & Co** and **NatWest**.

Demise

The property is arranged over ground and first floors, comprising the following approximate floor areas:

Ground Floor	1,991 sq ft	184.97 sq m
First Floor	2,116 sq ft	196.6 sq m
External Seating Area	469 sq ft	43.57 sq m
Total	4,576 sq ft	424.17 sq m

Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent/Sale Price

£75,000 per annum/Sale Price on Application

Rates

Rateable Value	£36,500
Rates Payable	£13,943 p.a.

Interested parties are advised to make their own enquiries through East Herts District Council on 01279 655261.

EPC

Available upon request.

For further information or to arrange a viewing please contact:

forge

020 7190 9801
forge-cp.com

Liam Jones
07990 335 016
liam@forge-cp.com

Amy Kenningham
07393 764 822
amy@forge-cp.com

