



RETAIL SHOP | TO LET 290 sq ft | 26.9 sq m (approx.)

5 Newtown Road, Bishop's Stortford, Hertfordshire CM23 3SA

- CG Ground floor retail shop
- CG Prime location in the affluent market town of Bishop's Stortford
- CG Three-minute walk to the mainline station

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Location

Bishop's Stortford is a prosperous market town of some 41,000 population, located on the Hertfordshire and Essex border adjacent to M11 Junction 8. The town is the nearest settlement to London Stansted Airport and has fast and frequent rail services to London Liverpool Street (35 minutes) and excellent road links via the M11 and A120.

The property is located on Newtown Road, which benefits from good footfall as it is on the doorstep of the town centre, with the train station only three minutes' walk away. The wider surrounding area is mixed, comprising retail shops and other commercial uses including offices and a public house, with residential as well. The premises are situated just off the prime shopping area of South Street and close to the Jackson Square shopping centre, where there are many blue-chip occupiers including Boots, Nandos, Pret, Mountain Warehouse, Hotel Chocolat and soon to be joining the town is TK Maxx.

There is excellent vehicular and pedestrian flow along Newtown Road and free parking directly outside the shop for approx. 30mins.

Description

Available to let on a new lease directly from the Landlord is this retail shop. It is currently being operated as a nail salon and offers an open plan retail space to the front, with a WC at the rear. Access is gained through the main front door but there is a side entrance as well.

Accommodation

	sq ft	sq m
Ground floor retail NIA	290	26

Rent

£13,000 per annum



Business Rates & Council Tax

From the Local Rating Authority website, we understand the ground floor and basement are assessed with a rateable value of £6,600, rising to £8,200 on 1 April 2026. We advise all interested parties make their own enquires with the Local Authority in relation to small business rates relief.

Utilities

Tenants are responsible for paying for all utilities related to their unit, including electricity, water and telecoms

EPC

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Anti-Money Laundering

In accordance with the latest Anti Money Laundering legislation, the Tenant will be required to provide proof of identity and address to Coke Gearing prior to Heads of Terms being finalised.

Legal Costs

A Law Society lease will be used for this letting.
The cost of preparation of the lease shall be £1,000 + VAT, which will be split 50/50 between the Landlord and ingoing Tenant.



Viewings

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