

SHOP/RESTAURANT
LEASE
FOR DISPOSAL



**CURSON
SOWERBY**
PARTNERS LLP

ANCHOR STREET | BISHOP STORTFORD | UNIT 3



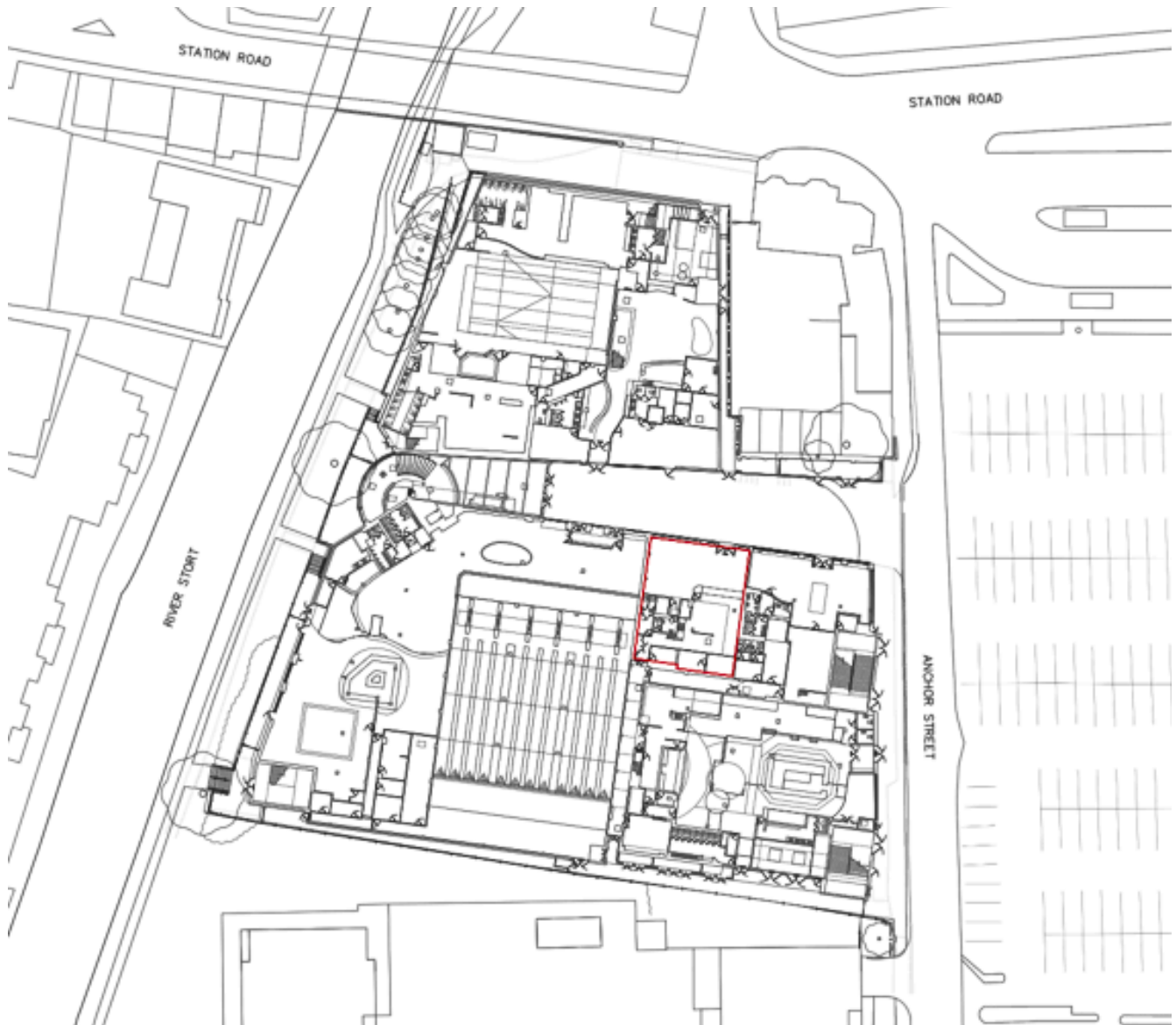
**2,014 SQ FT UNIT
RETAIL/LEISURE UNIT**

- Mid terrace unit sitting alongside Roxy Cinema, Ace of Lanes and Hot Pod Yoga
- Class E planning consent, suitable for a variety of different uses.
- The main leisure scheme in the town let to Roxy Cinemas, Ace of Lanes, Hot Pod Yoga, Nuffield Health, and Bacchus Nightclub.
- Multistorey car park directly adjacent.
- Easy access to the town centre and train station.

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LOCATION

The subject property is located on Anchor street on the edge of the town centre. It is the only leisure development in the town and is anchored by Roxy cinemas. Other tenants include Ace of Lanes, Hot Pod Yoga, Bacchus Nightclub and Nuffield Leisure.

The scheme services the local population and is the main route through to the centre of town from the train station.

The nearest multiplex cinema offer is some 10 miles away in Harlow.

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DESCRIPTION

The property offers a glazed frontage, sitting directly adjacent to Ace of Lanes and Hot Pod Yoga close to the cinema entrance. There is a multistorey car park directly adjacent which provides ample parking for the scheme.

ACCOMMODATION

The property comprises the following approximate Gross Internal Floor Areas :

	SQ M	SQ FT
GROUND FLOOR	187.09	2,014

TENURE

The unit is offered by way of a new lease direct with the landlord.

Please contact the agents for lease terms.

PLANNING

The current planning consent provides for use of the premises Class E of the Town and Country Planning (Use Classes) (amendment) (England) Regulations 2020

RATING

Rateable Value: £20,000.

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

ENERGY PERFORMANCE

Energy Performance Asset Rating B.

VAT

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

VIEWING

Viewing to be undertaken strictly through prior arrangement with the tenant's agent, contact details below:

GEORGE HAWORTH

george@cspetail.com

07894 995857

Misrepresentation Act

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