

JACKSON SQUARE BISHOP'S STORTFORD

7 POTTER STREET TO LET

LOCATION

Jackson Square is the principal shopping centre destination in Bishop's Stortford, anchored by a **Sainsbury's** superstore. The centre provides the town's main car parking facility with over 750 spaces. Recent new lettings include **H&M**, **Mountain Warehouse** and **Smiggle**.

The centre has been recently refurbished with contemporary mall finishes and a new more prominent entrance onto Potter Street. The unit is situated adjacent to **Three** and **Accessorize**.

ACCOMODATION

Arranged over ground and basement floors comprising the following approximate net internal floor areas:

Ground Floor Sales _____ 1,274 sq ft _____ 118.36 m²

Basement _____ 324 sq ft _____ 30.1 m²

LEASE TERMS

New effectively full repairing and insuring lease, for a term to be agreed.

RENT

£65,000 per annum exclusive

BUSINESS RATES

Rateable Value _____ £43,250

UBR (2018/2019) _____ 48.0p

Rates payable may be subject to transitional relief. Interested parties are advised to confirm the rating liability with the Local Authority on 01628 798 888.

SERVICE CHARGE

The current service charge budget is estimated to be C. £4 per sq ft.

EPC

The property has been rated within Band C. A copy of the Report is available on request.

LEGAL COSTS

Each party is to bear their own legal costs.

**SUBJECT TO CONTRACT
FEBRUARY 2019**



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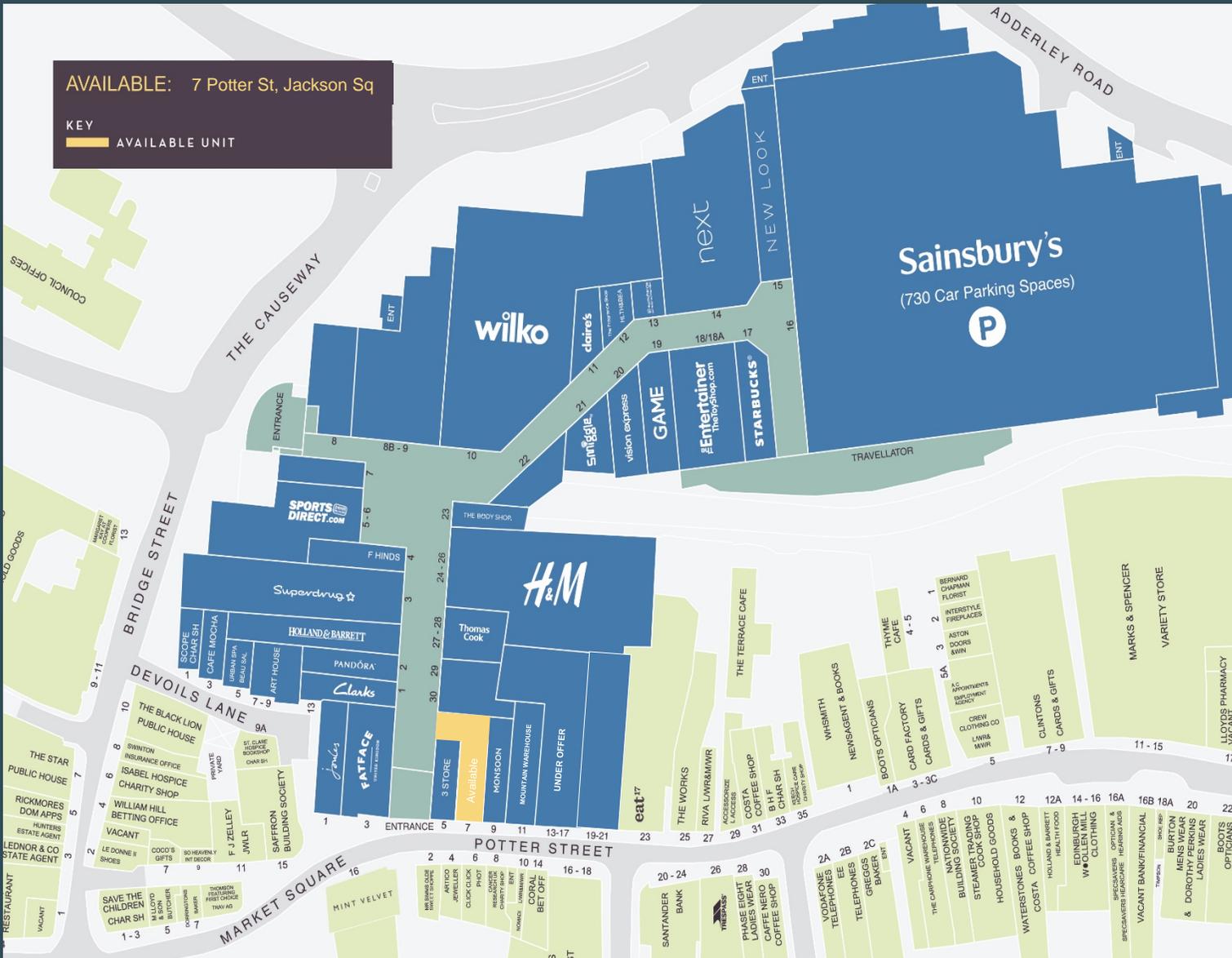
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4.7 MILLION

shopper visits per year

85,160

regular shoppers

15%

Bishop's Stortford has a non grocery spend *15% above the UK average*

5 MINUTES

from *Junction 8* of the *M11*

207,220

local residents

20%

household incomes are *20% above UK average* in the primary catchment

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NEW LOOK



Accessorize

Joules



Clarks