

**Lot 39, 6 Bridge Street, Bishops Stortford,**

**Hertfordshire CM23 2JY**

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



**Freehold Town Centre Retail Investment Opportunity**

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Freehold Town Centre Retail Investment Opportunity

- Let to Isabel Hospice and a Hairdressing Salon until 2032 and 2031 respectively (subject to options)
- Busy town centre retailing location close to Jackson Square Shopping Centre
- Approx. 183.70 sq m (1,978 sq ft)
- VAT Free Investment
- Grade II listed building
- Nearby occupiers include Coopers, Prezzo Italian Restaurant, Vodafone, NatWest, HSBC, Boots, Santander and Cote Brasserie

#### Lot

39

#### Auction

18th September 2025

#### Rent

£30,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

25 miles north of Central London, 25 miles south of Cambridge

#### Roads

M11, M25

#### Rail

Bishops Stortford Rail, Stansted Mountfitchet

#### Air

Stansted International Airport

### Situation

Bishops Stortford is an affluent and historic market town 25 miles north of Central London. The property is prominently situated in the town centre on Bridge Street, close to its junction with Market Street on one of the towns well recognised retailing streets and close to Jackson Square Shopping Centre which includes occupiers such as Next, Sainsbury's, Starbucks, Superdrug, Nando's, The Fragrance Shop and H&M. A 708 space multi storey car park is also situated in the shopping centre. Other occupiers nearby the property include Coopers, Prezzo Italian Restaurant, Vodafone, Natwest, HSBC, Boots, Santander and Cote Brasserie.

### Tenure

Freehold.

### EPC

C

### Description

The property comprises a clothing shop arranged over the ground floor and a separately accessed hairdressing salon on the first and second floors.

### VAT

VAT is not applicable to this lot.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Retail	83.20	(896)	ISABEL HOSPICE TRADING LIMITED t/a Isabel Hospice (4)	15 years from 01/01/2017 until 01/01/2032 (2)	£16,000	01/01/2027
First Second	Hairdressers Hairdressers	81.50 19.00	(877) (205)	INDIVIDUAL t/a Marshall's Hair and Beauty	9 years from 23/06/2022 until 22/06/2031 (3)	£14,000	23/06/2028
<b>Total</b>		<b>183.70</b>	<b>(1,978)</b>			<b>£30,000</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/18949013>).

(2) The Tenant has the option to break on 01/01/2027.

(3) The Tenant has the option to break on 23/06/2028.

(4) Isabel Hospice Trading Limited, who operate charity shops for Isabel Hospice Limited, currently trade from approximately 17 shops in towns such as Hatfield, Hertford and Sawbridgeworth (<https://www.isabelhospice.org.uk/>).



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## Contacts

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2024