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For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)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

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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
- Approx. 183.70 sq m (1,978 sq ft)
- VAT Free Investment
- Grade II listed building

High Street Retail

• Nearby occupiers include Coopers, Prezzo Italian Restaurant, Vodafone, NatWest, HSBC, Boots, Santander and Cote Brasserie

Lot Auction

39 18th September 2025

Rent Status £30,000 per Annum Exclusive Available

Sector **Auction Venue** Live Streamed Auction Location

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

Roads

Bishops Stortford Rail, Stansted Mountfitchet Rail

Stansted International Airport Air

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

С

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.

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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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	01/012027
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
Total		183.70	(1,978)			£30,000	

⁽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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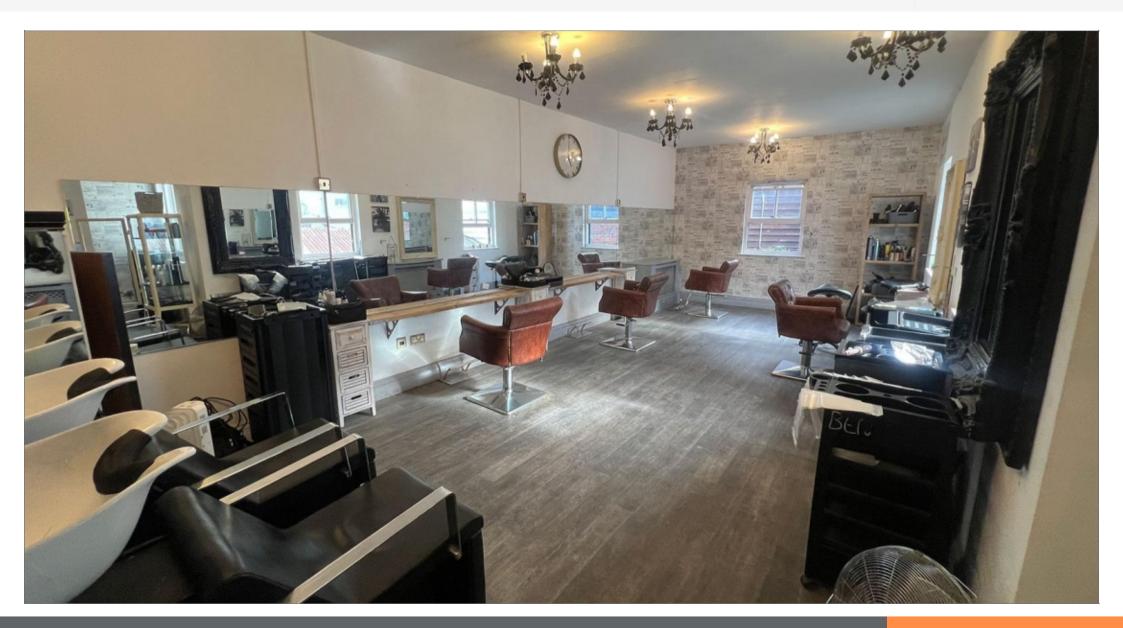
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Seller's Solicitors

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