

Lot 13, Hadham House & 3-7 Church Street, Bishop's Stortford, Hertfordshire CM23 2LY

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Mixed-Use Investment

- Substantial mixed-use building
- Provides 3 shops and separately accessed office suites above
- Total floor area of approx. 500.25 sq m (5,385 sq ft)
- Future change of use/development potential of the upper floors (subject to consents)
- All office suites let to Dotmatics Ltd (wholly owned of Siemens AG) (3)
- Office leases outside the Security of Tenure Provisions of the Landlord and Tenant Act 1954
- Busy town centre location close to Jackson Square Shopping Centre
- Nearby occupiers include Marks & Spencer, H&M, Boots, Pret a Manger, Caffe Nero, Nando's, Mountain Warehouse and Superdrug
- VAT free investment

Lot

13

Auction

30th October 2025

Rent

£135,160 per Annum Exclusive

Status

Available

Sector

High Street Retail, Office, Development

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** London Stansted International Airport, London Luton Airport

Situation

Bishops Stortford is an affluent and expanding market town 25 miles north of Central London on the M11 corridor with a population of approximately 41,000. Bishop's Stortford benefits from excellent rail links with direct trains to London Liverpool Street in 37 mins as well as 9 mins to Stanstead Airport. The property is prominently situated on the south side of Church Street, close to its junction with Potter Street and opposite Jackson Square Shopping Centre. Nearby occupiers include Marks & Spencer, H&M, Boots, Pret a Manger, Caffe Nero, Nando's, Mountain Warehouse and Superdrug.

Tenure

Freehold.

Description

The property, a substantial mixed-use building comprises three ground floor retail units together with a substantial separately accessed office suites on the upper two floors. The office suites benefit from an entrance hall at ground floor level as well as each suite being self contained. The upper floors may be suitable for future change of use or development subject to obtaining the necessary consents.

VAT

VAT is not applicable to this lot.

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
3 Church Street	Ground	Retail	80.08	(862)	JE LADYBIRD LIMITED t/a Cyclo	10 years from 21/03/2025 (1)	£25,500	19/03/2030
5 Church Street	Ground	Retail	60.20	(648)	INDIVIDUALS t/a Peach (Currently not trading)	10 years from 28/09/2016	£21,400	-
7 Church Street	Ground	Retail	66.14	(712)	JC TEA LIMITED t/a Hi Tea	15 years from 02/05/2025 (2)	£25,000	02/05/2030 02/05/2035
Hadham House 1st Floor Lower	First	Office	48.58	(523)	DOTMATICS LIMITED (wholly owned by Siemens AG) (3)	10 years from 28/03/2018 (4)	£10,460	-
Hadham House 1st Floor Upper	First	Office	97.08	(1,045)	DOTMATICS LIMITED (wholly owned by Siemens AG) (3)	10 years from 05/01/2018 (4)	£20,900	-
Hadham House 2nd Floor Lower	Second	Office	48.58	(523)	DOTMATICS LIMITED (wholly owned by Siemens AG) (3)	12 years from 30/09/2018 (4)	£10,460	30/09/2027
Hadham House 2nd Floor Upper	Second	Office	99.59	(1,072)	DOTMATICS LIMITED (wholly owned by Siemens AG) (3)	13 years from 25/09/2018 (4)	£21,440	25/09/2025 25/09/2028
Total			500.25	(5,385)			£135,160	

(1) The lease provides a Tenant option to determine on 19/03/2030.

(2) The lease provides a Tenant option to determine on 27/04/2030.

(3) Dotmatics is a Boston based R&D scientific software company offering a cloud-based data management platform to 125 countries (www.dotmatics.com). In July 2025 Siemens AG announced that it had completed the acquisition of Dotmatics, a leading provider of Life Sciences R&D software headquartered in Boston and portfolio company of global software investor Insight Partners, for an enterprise value of \$5.1 billion (www.seimens.com)

(4) The lease is outside of the security of tenure provisions of the Landlord and Tenant Act 1954

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2024