

Bishop's Stortford

Units 9 & 10

Florence Walk

North Street

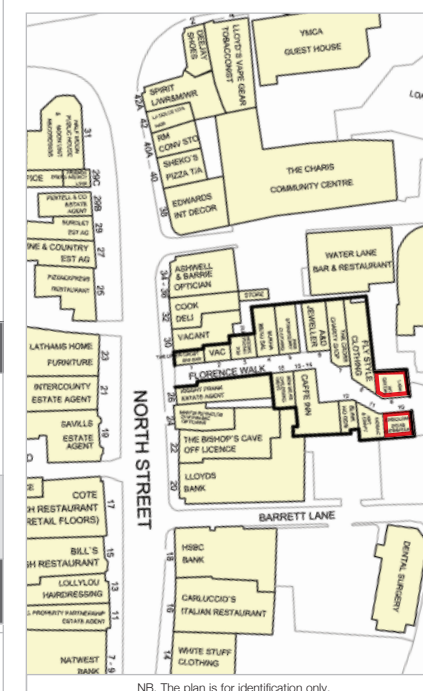
Hertfordshire

CM23 2NZ

- Two Leasehold Shop Investments
 - Comprising two shops
 - Situated on a main thoroughfare
 - Reversions from 2021 (1)
 - Total Current Gross Rents Reserved
- ## £26,500 pa

On the Instructions of a
Major Fund

SIX WEEK COMPLETION
AVAILABLE



NB. The plan is for identification only.



Tenure

Leasehold. Held for a term of 151 years from 28th April 1988 (thus having some 121 years unexpired) at a ground rent of a peppercorn.

Location

Bishop's Stortford, population 38,000, is an attractive and prosperous former coaching town situated on the River Stort, 30 miles north of London and 8 miles north of Harlow. The town is served by the M11 Motorway (Junction 8, 2 miles) and benefits from regular rail services to London (Liverpool Street).

The properties are situated at the east entrance of the Florence Walk Shopping Centre, on the northern side of Water Lane, a main thoroughfare from the Old River Lane Car Park to North Street, an established trading location in the town centre.

Occupiers close by include Waitrose, Water Lane United Reform Church (adjacent), White Stuff, Carluccio's, NatWest, Bill's, Côte, Lloyds Bank and HSBC, amongst other local occupiers.

Description

These attractive properties are each arranged on ground floor only to provide two self-contained shop units forming an entrance to the Florence Walk Shopping Centre.

VAT

VAT is applicable to these lots.

Documents

The legal packs will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 9	Lark Design Limited	Gross Frontage 5.80 m (19' 0") Net Frontage 3.85 m (12' 7") Shop and Built Depth 7.15 m (23' 6") Ground Floor 36.45 sq m (392 sq ft)	7 years from 08.09.2017 Rent review on 08.09.2020 The lease provides for a tenant's break option on the 3rd anniversary (1) FR & I	£13,250 p.a.	Rent Review 2020
Unit 10	DigiClear Hearing Aids Limited	Gross Frontage 6.75 m (22' 2") Net Frontage 3.55 m (11' 8") Shop and Built Depth 7.05 m (23' 2") Ground Floor 37.55 sq m (404 sq ft)	5 years from 05.02.2016 The lease provides for a tenant's break option on the 3rd anniversary (1) FR & I	£13,250 p.a.	Reversion 2021 (1)
				Total £26,500 p.a.	

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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