

Retail/Leisure Unit

1 South Street, Bishops Stortford, CM23
3JG

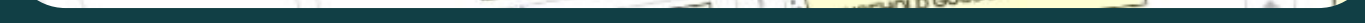
Ground floor sales: 325.63m²(3,505ft²)



To Let – Subject to Vacant Possession



cited.co.uk
0208 076 6666



Location

The property occupies a prime position on South Street, within the town's main retail pitch between South Street and Potter Street, benefitting from strong footfall and a good mix of both national and independent retailers. The unit benefits from a superb frontage with excellent visibility, nearby occupiers include Waterstones, M&S.

The town is a rapidly expanding market location on the Hertfordshire and Essex border, popular with commuters due to its excellent road and rail links.

Bishop's Stortford benefits from strong connectivity and is adjacent to Junction 8 of the M11, providing access to the M25 to the south and Cambridge to the north.

The mainline railway station is approximately a 10-minute walk from the site, offering regular services to London Liverpool Street and Cambridge in around 40 minutes. Stansted Airport is approximately a 15-minute drive from the town centre.

Accommodation

The accommodation comprises:

	SQ FT	SQ M
Ground Floor	3,505	325.63
First Floor	2,656	246.75
Total	6,161	572.38

The unit also includes 6 parking spaces.

Rent

The quoting rent is £120,000 per annum.

Rates

The premises is assessed as follows:

Rateable Value: £103,711

UBR (2026/2027): 0.43

Rates Payable: £44,595.73

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC Rating

The property is currently rated within band B.



[Click here](#) for
Google map link

Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

Rosie Civil
rosie@cited.co.uk
07539 257338

Rory Gittins
rory@cited.co.uk
07721 127212



Cited
PROPERTY

cited.co.uk
0208 076 6666