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## RETAIL PROPERTY



# Anchor Leisure Park, Bishop's Stortford, CM23 3BP RESTAURANT TO LET

### Location

The premises are situated at the entrance of the Anchor St Leisure Park. The Park is located adjacent to the towns BR railway together with 400 car parking spaces. Other operators in the centre include a new Breeze Bar, Nuffield Health club and an Empire multiplex.

### Accommodation

The premises are arranged on ground floor with first floor ancillary as follows:

Floor Area	Sq M	Sq Ft
Ground Floor	225	2,430
First Floor Ancillary / plant	67	725

### Lease

The premises are available by way of a lease expiring 26th September 2025. Rental offers in the region of **£25,000** per annum exclusive of VAT and rates are sought.

### Rates

We have been informed by the local Rating Authority that the following rateable value applies:-  
2017 list - £38,750

The UBR for 2018/9 is 46. 6pence. Therefore total rates payable of **£18,057.50** for the year.

Interested parties are advised to make their own enquiries.

### Planning

The property has the benefit of A3 use.

### Premium/Incentive

A rent free period is available subject to covenant.

### Energy Performance Certificate (EPC)

Full EPC report and certificate are available on request.

### Viewing and Further Information

Viewings strictly by appointment with the sole agent:

#### Michael Perkins

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