

**THE CHANTRY, HADHAM ROAD,
BISHOPS STORTFORD, CM23 2QR**



**A WELL LET & VALUABLE VAT FREE TOWN CENTRE
INVESTMENT OPPORTUNITY**

**4 SHOPS TO
TOTAL 5,863 SQ FT**

FREEHOLD FOR SALE

LOCATION:

Looking southwards along the entire length of North Street this landmark building has in excess of 150' A1250 Hadham Road frontage just along from the Northgate End Waitrose junction.

Occupiers along North Street include Edwards Interiors, Ashwell & Barrie Opticians, Cook Food, Fordes Interiors, Pizza Express, Savills, Lloyds Bank, Cote Brasserie and HSBC, whilst other national town centre brands include the Halifax, Mint Velvet, Fat Face, Hotel Chocolat, Mountain Warehouse, Boots, Marks & Spencer, Crew and Waterstones.

Bishops Stortford is a strong and rapidly expanding market town with medieval routes.

There is a tremendous amount of residential new build underway to both the north and south of the town centre including new schools, retirement housing, new employment space and recreational facilities.

London Stansted International Airport is to the immediate east of the town accessed from the M11/A120 interchange.

The town's rail station is on the London to Cambridge link with a fast London Liverpool Street service via Tottenham Hale with it's underground connections.

KEY CONSIDERATIONS:

- * **A landmark town centre building**
- * **150' main road frontage**
- * **Overlooking busy vehicular and pedestrian junction in the town centre**
- * **Tenants of long standing occupancy**
- * **Total circa 5,863 sq ft**
- * **Rear shop keepers and visitors parking courtyard**
- * **Very attractive landscaped frontage**
- * **For sale freehold**
- * **Free of VAT**

DESCRIPTION:

Essentially what is for sale comprises a terrace of 4 freehold retail shops all with major visible frontage overlooking one of the main vehicular routeways around the town centre.

All be it areas to the rear are included as part of the freehold title, these are previously sold on a 999 year long lease at peppercorn and have been converted residentially.

The accommodation is majority arranged over the ground and first floor with one shop having additional dry basement parts.



TENANCIES:

AREA	TENANT	LEASE	BREAK CLAUSE	NEXT REVIEW	RENT
Rear building & car park	Bellis Homes Limited	999 years from 02/09/15	N/A	N/A	Peppercorn
Shop 1	Greene & Hayes t/a Albany Kitchens	25 years from 24/06/11	5 yearly	June 2026 Not implemented	£24,000 pax
Shops 2, 3 & 4	Javelin Retail Limited t/a Goddards	15 years from 11/06/24	N/A	June 2029	£95,000 pax
Total					£119,000 pax

Albany Kitchens have been in occupation since 2011.

Goddards are retailers of high end branded fashion having numerous outlets including St Albans, Lemington Spa, Hitchin and Camberley.

TERMS:

For sale freehold subject to the tenancies as referenced above.

TITLE NUMBERS:

Title number HD249192 and HD204870.



PRICE:

Upon application.

EPC:

1 The Chantry	-	Green 32B	-	Valid until 09/05/34
2 The Chantry	-	Green 41B	-	Valid until 19/02/34
3-4 The Chantry	-	Green 46B	-	Valid until 19/02/34

VAT:

Not applicable.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

RATEABLE VALUES:

- 1 The Chantry - £12,750 with effect 1 April 2026
- 2-4 The Chantry - £54,500 with effect 1 April 2026

VIEWING:

Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

C4967





MISREPRESENTATION ACT

Paul Wallace Commercial for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that:

- i. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
- iii. No person in the employment of Paul Wallace Commercial has authority to make or give any representation or warranty whatever in relation to this property whether in the particulars supplied or by any oral or written representation
- iv. Paul Wallace Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars
- v. Rents and prices quoted in the particulars may be subject to VAT in addition