



FRANCIS
DARRAH
Chartered Surveyors

TO LET TOWN CENTRE FULLY FITTED RESTAURANT



2-4 NORTH STREET BISHOP'S STORTFORD, CM23 2LQ

LOCATION

Bishop's Stortford is a historic market town in Hertfordshire with a population of 41,088 and 30 miles to London, 6 miles from Stansted Airport and is a strong and affluent commuter town. The property occupies a central position surrounded by multiple and independent restaurants including **Prezzo, Franco Manca, Cote, Pizza Express, No 14, Roni's, Host** and **Zeyna Bistro**.

The property was previously used as a restaurant and retains a fully fitted kitchen, dining area and back of house facilities.

ACCOMMODATION

The property is Grade II listed and has the following approximate net areas:-

Ground Floor :

Restaurant & Kitchen	2,292 sq ft	213 sq m
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Basement:

Staff/Stock/W.C's	1,669 sq ft	155 sq m
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TENURE

The property is being offered on a new full repairing and insuring lease, by way of a service charge, for a length of term to be agreed at a commencing rental of **£72,500 pax** (+ VAT), subject to 5 yearly upward only rent reviews.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of **£75,500** with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C. Further details are available upon request.

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents.

Francis Darrah Chartered Surveyors

Contact: Francis Darrah
Tel: 01603 666630
Mob: 07774 781 381
Email: francis@fdarrah.co.uk

SUBJECT TO CONTRACT

October 2025

Francis Darrah Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.

Tel: 01603 666630

1 Bank Plain, Norwich, NR2 4SF

Email: info@fdarrah.co.uk

www.francisdarrah.co.uk

RETAIL





