

**For Sale**

Town centre office investment with car parking

20 The Causeway, Bishop's Stortford,  
Herts, CM23 2EJ

**OFFERS IN THE REGION OF**  
**£500,000**

**NET INTERNAL AREA**  
**2,715 sq ft**  
[252.21 sq m]

## LOCATION

The property occupies a prominent position on The Causeway (A1250), which forms the principal accessway into Bishop's Stortford.

Bishop's Stortford is situated approximately 30 miles north east of London and 26 miles south of Cambridge and is the closest town to Stansted Airport being 5 miles to the east.

Bishop's Stortford train station is approximately 0.3 miles to the southeast of the property and provides a frequent service to London Liverpool Street with journey times from approximately 38 minutes. A regular service is also provided to Cambridge with journey times from approximately 29 minutes.

Adjacent to the property is the Jackson Square shopping centre which is anchored by Sainsbury's with other occupiers to include Pret, Nando's and H&M. The centre also provides pay and display car parking.

## DESCRIPTION

The property forms an end of terrace three storey office building fronting the Causeway. The accommodation is generally open plan and benefits from rear access onto the car park. Male and female WC facilities are provided on the ground and 2nd floors.

The accommodation benefits from:

- » LED lighting
- » Air conditioning
- » Suspended ceilings
- » Kitchenette facilities
- » Gas fired central heating
- » 4 car parking spaces
- » Telephone Entry System

## ACCOMMODATION

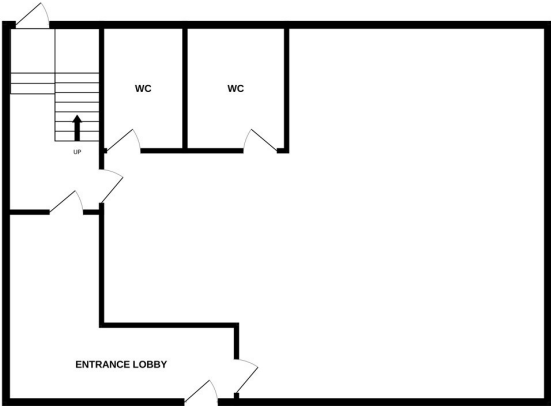
[approx. net internal areas]

» Ground Floor Office:	747 sq ft	[69.42 sq m]
» First Floor:	1,116 sq ft	[103.68 sq m]
» Second Floor:	852 sq ft	[79.11 sq m]
» Total:	2,715 sq ft	[252.21 sq m]



Floorplan - Not to Scale and for Indication Purposes Only

Ground Floor



First Floor



Second Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TENANCY

The ground and first floor are let to Scendea Limited (08639168) which was incorporated in August 2013 and as at 30th June 2023 reported a total net worth of approximately £350,000 and is classified by Experian Business Express as 'Very Low Risk'.

The Lease is for a term of 5 years from 24th March 2022 on an internal repairing basis limited by way of a schedule of condition and the Tenant is to contribute towards a service charge. The annual rent is £33,900 per annum subject to an upwards only rent review to open market rent on 1st April 2024.

LOCAL AUTHORITY

East Herts District Council  
T. 01279 715000

ENERGY PERFORMANCE CERTIFICATE

D - 78.

PLANNING

We understand that the property has longstanding Class E Office Use.

BUSINESS RATES

There are various business rates assessments for the property as follows:

	Rateable Value	Approx. Rates Payable (2024/25)
Ground & 1st Floor:	£33,000	£16,500
2nd Floor:	£13,750	£6,875
Gnd Floor Parking:	£1,200	£600
2nd Floor Parking:	£1,200	£600



## SERVICES

We understand the property is connected to mains water, drainage, gas and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

## SERVICE CHARGE

Tbc.

## TITLE

Freehold under the registered title number: HD207841

A copy of the title is available upon request.

## TERMS

The freehold interest in 20 The Causeway subject to the occupational lease is for sale by private treaty and unconditional offers are invited in the region of £500,000 plus VAT.

## VAT

We understand that the property is elected to VAT.

## LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

## ANTI-MONEY LAUNDERING REGULATIONS

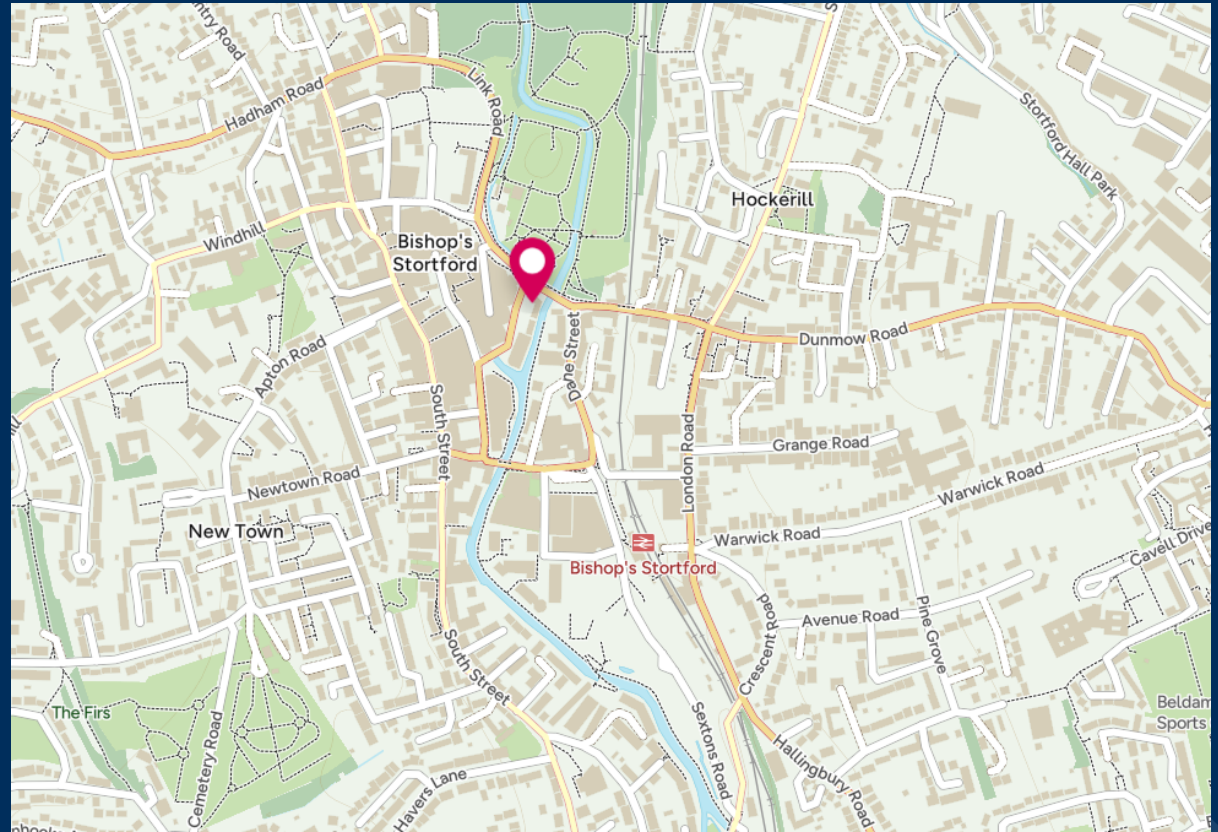
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective purchaser's identity prior to the instruction of solicitors.

**VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE SELLING AGENTS:**

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**01245 261226**



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Particulars updated February 2025

**Fenn Wright**

