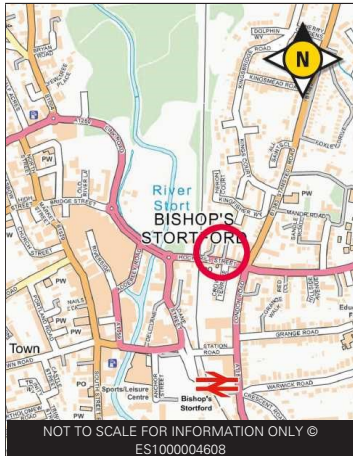


LOT 29

25/27 HOCKERILL ST,
BISHOP'S STORTFORD
HERTFORDSHIRE
CM23 2DH

**FREEHOLD VACANT
COMMERCIAL PROPERTY WITH
DEVELOPMENT POTENTIAL**



- Vacant Freehold
- Close to the Town Centre & Mainline Station
- Development Potential (subject to consents)

**LOCATION & DESCRIPTION**

A Grade II listed, substantial two storey property comprising a ground floor commercial premises and separate front access to office accommodation above.

On the north side of Hockerill Street (A1250), within the Bishop's Stortford conservation area, close to the town centre and just over ¼ mile from Bishop's Stortford mainline station. Bishop's Stortford is a popular market town about 30 miles north of central London and has good road access via the M11. Stansted Airport is within about a 15 minute drive.

ACCOMMODATION

Ground Floor: 2,393 sq ft (222.3 sq m) plus 3 WCs and kitchenette

First Floor Offices (25a): 1,254 sq ft (116.5 sq m)

First Floor Offices (25b): 1,049 sq ft (97.5 sq m) - Based on VOA. See Planning

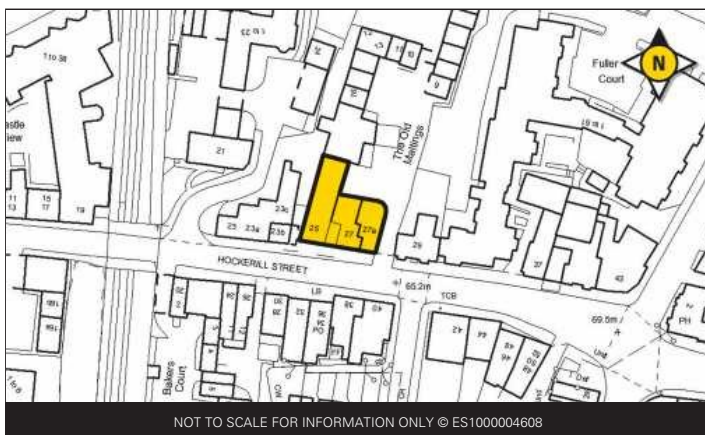
First Floor: Male & Female WCs

PLANNING

Granted by East Herts Council on 02.01.2014 (Ref: 3/13/1920/FP) (now lapsed) for change of use of the offices at 25b Hockerill Street to form 1x1 bed flat and 1x2 bed flat with external alterations.

OFFERED VACANT WITH DEVELOPMENT POTENTIAL (SUBJECT TO CONSENTS)

EPC RATING: On application



***GUIDE PRICE: £425,000 - £450,000**