

**A3 RESTAURANTS**  
RIVERSIDE PIAZZA, JACKSON SQUARE  
BISHOP'S STORTFORD, CM23

**TO LET**



## LOCATION

Bishops Stortford is the ancient market town of Hertfordshire and is an affluent commuter centre. Existing restaurants in the town include Zizzi, Pizza Express and Café Uno to name but a few.

The units have potential for AI Fresco dining (subject to planning) which overlook the River Stort and is directly opposite Lussmans restaurant.

Jackson Square Piazza is located between the Railway Station and the Jackson Square Shopping Centre.

## ACCOMMODATION

The units are arranged over ground floor with potential for extensive AI Fresco dining. The approximate floor areas set out below:

### Unit 1

Ground 2,500 sq ft 232.25 sq m

### Unit 2

Ground 2,613 sq ft 243 sq m

A Mezzanine level can be built for either unit if required.

## LEASE

The restaurants will be available by way of a Full Repairing and Insuring Lease for a term to be agreed, with 5 yearly rent reviews.



## RENT

Upon application

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

## VIEWING

Strictly through joint agents Shelley Sandzer and Taylor Wilcox.



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