

71 FORE STREET, HERTFORD, SG14 1AR



**PRIME TOWN CENTRE A1
RETAIL LOCK UP SHOP**

498 SQ FT - 823 SQ FT

TO LET

www.paulwallace.co.uk

LOCATION:

Number 71 holds a strong north side Fore Street location opposite the Nat West, Dog & Whistle PH and Cinnabar Café and immediately adjacent to both Jenners Newsagents and Ask Pizza. Marks & Spencer, Prezzo, Barclays Bank and Sheffield Pharmacy are all within close proximity.

The town is served by numerous public car parks including the Gascoyne Way multi storey which is immediately opposite. The Tesco & Sainsbury car parks are controlled to the benefit of town centre visitors.

Hertford is a strong County town just off the A10 at its junction with the A414. There are two rail stations serving London Liverpool Street and Kings Cross.

DESCRIPTION:

An attractive mid terrace building with multi paned window frontage overlooking a busy pedestrian and vehicular street.

Built depth	-	35'
Maximum internal width	-	17'
Ground floor retail	-	498 sq ft
Basement, WC's & kitchen	-	113 sq ft
Dry storage basement	-	213 sq ft
Total	-	824 sq ft

All dimensions and floor areas are approximate.

- * Pedestrian rear access
- * Single car parking space
- * Attractive multi paned glazed frontage
- * Separate male and female WC's
- * Kitchen
- * Gas fired central heating serving radiators
- * Floor coverings and lighting



TERMS:

To let on a new lease.

RENTAL:

Upon request.

VAT:

TBA.

RATEABLE VALUE:

The shop has a rateable value of £12,500 with effect 1 April 2017. Interested parties are advised to verify this information at www.voa.gov.uk and further enquire as to the availability of small unit business rate relief as may be available.

LEGAL COSTS:

The ingoing party are to be responsible for both sides reasonable legal costs.

VIEWING:

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

C4487

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