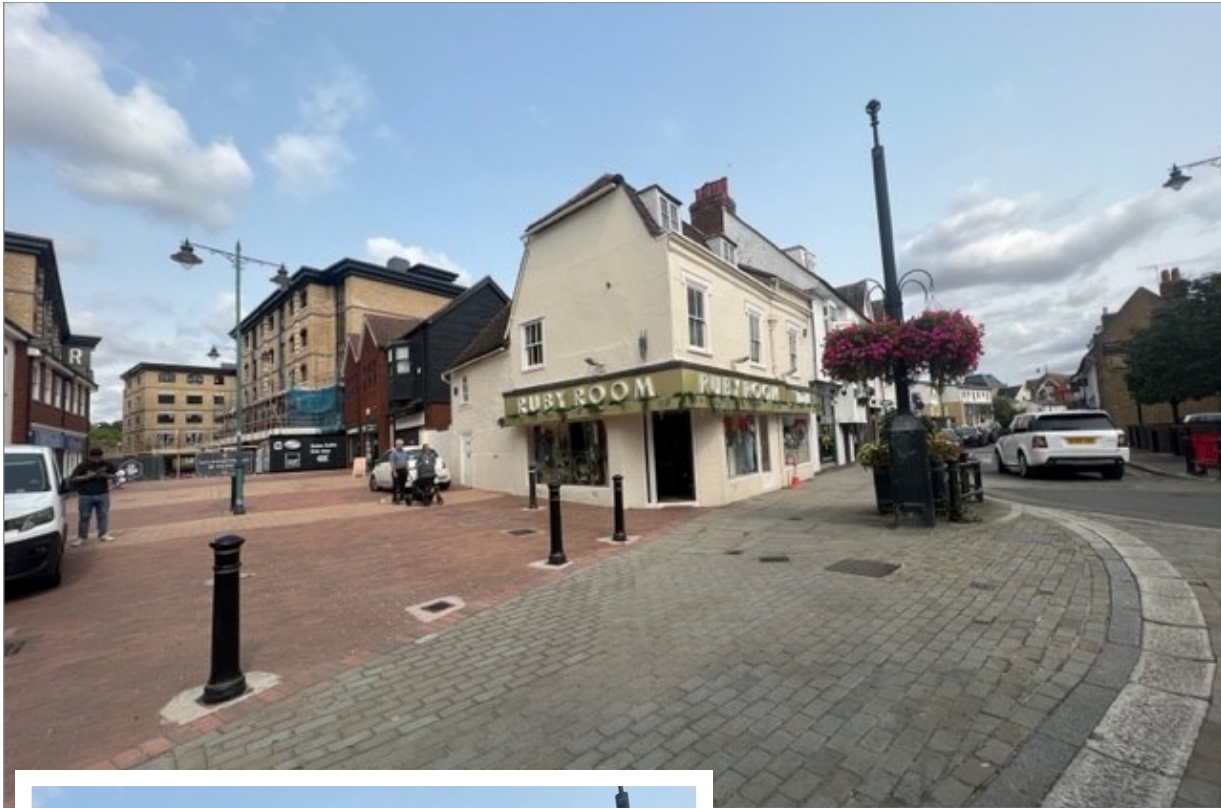


**23-25 RAILWAY STREET,
HERTFORD, SG14 1BA**



**PRIME TOWN CENTRE
INVESTMENT OPPORTUNITY**

1,798 SQ FT

FOR SALE FREEHOLD

www.paulwallace.co.uk

LOCATION:

23-25 Railway Street stands in the very heart of this historic county town immediately opposite the former Barclays Bank premises and Toni & Guy hairdressing at the entrance into the new Lea Wharf (formerly Bircheley Green) retail and residential development. Other retailers in near immediate proximity include Holland & Barrett, Boots, Café Nero, Hamptons Estate Agents and 02.

Hertford is a strong county town 8 miles due north of junction 25 of the M25. There is immediate access onto the A414 providing eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond.

Hertford East and Hertford North rail stations provide London Liverpool Street and London Kings Cross connections. London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.

AT A GLANCE:

- * **Under the same family ownership for near 100 years**
- * **A well let retail investment**
- * **Strong county town**
- * **Entranceway to the brand new Lea Wharf riverside retail and residential scheme**
- * **Frontage onto both pedestrian and vehicular routeways**
- * **Immediately opposite the former Barclays Bank premises**
- * **Let for 20 years from 1 August 2018**
- * **Current passing rent £34,000 per annum exclusive**
- * **Next rent review August 2028**
- * **Tenant break clause 1 August 2028 and 1 August 2033 on 6 months notice and vacant possession**
- * **Freehold for sale**
- * **Free of VAT**

DESCRIPTION:

A prime town centre building arranged over the ground and two upper floors. There are additional full height dry basement areas.

Basement	-	288 sq ft
Ground floor	-	811 sq ft
First floor	-	463 sq ft
Second floor	-	236 sq ft
Total	-	1,798 sq ft

All floor areas and dimensions are approximate.

The entire building is currently occupied as a single shop premises trading in modern ladies fashion and small gift items over the ground and first floor.

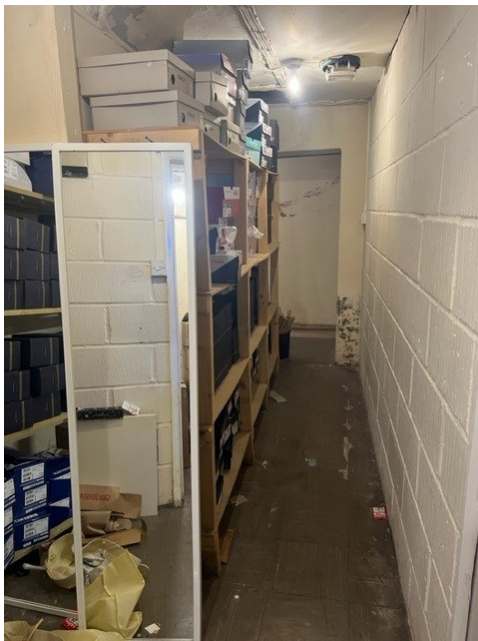
The second floor is currently utilised for more storage orientated purposes, as is the basement which is full height and dry.



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TENANCY:	The entire is let to Ruby Room Limited on a 20 year full repairing and insuring lease from 1 August 2018 being at the current passing rent of £34,000 per annum exclusive until the next review due in August 2028. There are tenant break clauses in August 2028 and August 2033. A full copy of the lease is available upon request.
TENURE:	Freehold subject to the lease as referenced above.
PRICE:	£525,000 subject to contract only.
VAT:	We are currently advised that VAT is not applicable.
LEGAL COSTS:	Each party to be responsible for their own legal costs.
EPC:	TBA.
RATEABLE VALUE:	We are advised upon a rateable value of £24,250 with effect 1 April 2023. The current tenants are responsible for the full ratings liability. All interested purchasers are advised to verify this information at www.voa.gov.uk .
VIEWING:	Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

C4807



MISREPRESENTATION ACT

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