

**23-25 FORE STREET,
HERTFORD, SG14 1DJ**



**A PRIME MIXED RETAIL &
OFFICE INVESTMENT**

2,395 SQ FT GIA

CURRENTLY PRODUCING £43,600 PAX

FOR SALE FREEHOLD (NO VAT)

www.paulwallace.co.uk

LOCATION:

23-25 Fore Street holds a prominent town centre position opposite the Nationwide Building Society, Sheffield Pharmacy and The Practitioner Public House (formerly Baroosh) in the middle of this historic town. Other trades within close proximity include M&S Food, Lussmanns and the Carter & George Physiotherapy Practice.

The town is served by numerous public car parks including those of Gascoyne Way multi storey, St Andrew Street and London Road. The Tesco and 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 London Kings Cross.

AT A GLANCE:

- * Prime roadside town centre position
- * Strong county town
- * Immediately opposite Nationwide Building Society
- * Adjoining premises at 27-29 Fore Street available by separate negotiation
- * Total current rents receivable £43,600
- * Upper floors with future residential conversion prospect
- * Freehold for sale
- * Free of VAT

DESCRIPTION:

An attractive three storey building with retail at ground and basement levels and self contained offices to first and second floors.

The shop and basement are a regular shape whilst the first floor offices are currently divided into three rooms and the second floor three rooms.

The shop has an attractive glazed frontage onto Fore Street which retains an element of short term roadside parking.

Maximum shop depth	-	33'
Maximum internal width	-	18' 6"
Total	-	610 sq ft
Rear store/WC	-	134 sq ft
Covered rear canopy	-	Unmeasured
Basement	-	550 sq ft
First floor offices	-	539 sq ft
Second floor offices	-	562 sq ft
Total	-	2,395 sq ft

All floor areas and dimensions are approximate.



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- OCCUPANCY:** The ground floor shop with basement is let on a 16 year term to expire 24 March 2028 at the current passing rent of £25,200 per annum exclusive. The March 2024 rent review has not been implemented.
- The first floor offices are let for a term of 6 years to expire 4 November 2023 and are holding over at the current passing rent of £8,400 per annum exclusive.
- The second floor offices are let on a 5 year term to expire 18 January 2026 at the current passing rent of £10,000 per annum exclusive.
- Total current rent receivable - £43,600 pax**
- TENURE:** Freehold subject to the leases as referenced above.
- PRICE:** Upon application.
- VAT:** Not applicable.
- LEGAL COSTS:** Each party to be responsible for their own legal costs.
- EPC:** We are provided with an assessment valid until April 2034. The rating is Yellow D78.
- AGENTS NOTE:** **The adjoining premises at 27-29 Fore Street comprising a similar mixed use investment lot is also available under separate negotiation.**
- RATEABLE VALUE:** The ground floor shop premises does not have a separate assessment.
- The first floor offices have a rateable value of £10,250 with effect 1 April 2023.
- The second floor offices have a rateable value of £7,200 with effect 1 April 2023.
- 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.
- PHOTOGRAPHY:** Some archive photography.

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MISREPRESENTATION ACT

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