

**27-29 FORE STREET,
HERTFORD, SG14 1DJ**



**A PRIME TOWN CENTRE RETAIL &
OFFICE INVESTMENT OPPORTUNITY**

3,312 SQ FT GIA

**CURRENT RENTS RECEIVABLE
£54,800 PAX**

FOR SALE FREEHOLD (NO VAT)

www.paulwallace.co.uk

LOCATION:

27-29 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:

- * An attractive town centre investment lot
- * Strong county town
- * Immediately opposite Nationwide Building Society
- * Adjoining premises at 23-25 Fore Street available by separate negotiation
- * Total current rents receivable £54,800 pax
- * Upper floors with future residential conversion prospect
- * Freehold for sale
- * Free of VAT

DESCRIPTION:

An attractive mixed use investment building comprising a pair of ground floor retail units behind pretty multi glazed shop fronts together with a separate self contained suite of first and second floor offices spread across 10 rooms with a private ground floor high street entrance point.

Shop at 27 Fore Street	-	913 sq ft
Basement	-	590 sq ft
Shop at 29 Fore Street	-	375 sq ft
Basement	-	Uninspected
First floor offices	-	700 sq ft
Second floor offices	-	734 sq ft
Total	-	3,312 sq ft

All floor areas and dimensions are approximate.



OCCUPANCY:	<p>The shop with basement at 27 Fore Street trading as Messages Home & Giftware is let for 16 years to expire 24 March 2028 at the current passing rent of £27,800 per annum exclusive. The March 2024 rent review has not been implemented.</p> <p>The shop with basement at 29 Fore Street is trading as Jane Maples Flowers. The tenants are holding over on a 5 year lease from 14 March 2013 at the current rent of £11,000 per annum exclusive.</p> <p>The offices at first and second floor are let to WBOC Limited who operate a multi let business centre on a 10 year Act excluded term to expire 2 February 2031 at the current passing rent of £16,000 per annum exclusive. There is a single rent review due 3 February 2026 to RPI. This is an Act excluded lease.</p> <table><tr><td>Total current rents receivable</td><td>-</td><td>£54,800 pax</td></tr></table>	Total current rents receivable	-	£54,800 pax
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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 two assessments to expire April 2034. The ratings are Green 70C and Green 53C			
AGENTS NOTE:	The adjoining premises at 23-25 Fore Street comprising a similar mixed use investment lot is also available under separate negotiation.			
RATEABLE VALUE:	<p>The ground floor shop premises at 27 Fore Street does not have a separate assessment.</p> <p>The ground floor shop premises at 29 Fore Street has a rateable value of £11,000 with effect 1 April 2023.</p> <p>The first and second floor offices are rated on a room by room basis with values ranging from £1,575 to £3,850.</p> <p>All interested purchasers are advised to verify this information at www.voa.gov.uk.</p>			
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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