

27-29 RAILWAY STREET, HERTFORD, SG14 1BA



**A TIDY TOWN CENTRE COMMERCIAL INVESTMENT
GROUND FLOOR SHOP LET & INCOME PRODUCING**

UPPER FLOORS (6 ROOMS) VACANT

FOR SALE FREEHOLD

www.paulwallace.co.uk

LOCATION:

27-29 Railway Street stands in the very heart of this historic county town immediately opposite Barclays Bank and Toni & Guy and 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, O2 and Boots Pharmacy.

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.



DESCRIPTION:

Considered a landmark town centre building, 27-29 Railway Street is arranged over basement, ground and two upper floors.

The ground floor retail premises is let to Mr Barber Shops Limited with guarantors.

The first and second floors are fully self contained and comprise 6 rooms with vacant possession.

Basement	-	522 sq ft
Shop (from ratings website)	-	504 sq ft
First floor	-	477 sq ft
Second floor	-	473 sq ft
Total	-	1,976 sq ft

All floor areas and dimensions are approximate.

The open plan basement has full height headroom and is with vacant possession.

The shop has been well fitted, cared for and maintained by the current occupiers who operate a barbers business.

The first and second floors comprise 6 individual rooms to include toilet and kitchen facilities. These upper floors were most recently used for multi let offices although would equally suit conversion to residential. The majority of rooms have electric wall heaters, carpeting, lighting and security entry phone system. The fire alarm system is untested.

TENANCIES:

The ground floor shop is let to Mr Barber Shops Limited with 3 guarantors for a term of 10 years from 16 November 2017 on full repairing and insuring terms at the current passing rent of £22,000 per annum exclusive. There is a rent review in November 2022.

All other parts of the building are to be sold with vacant possession.

www.paulwallace.co.uk

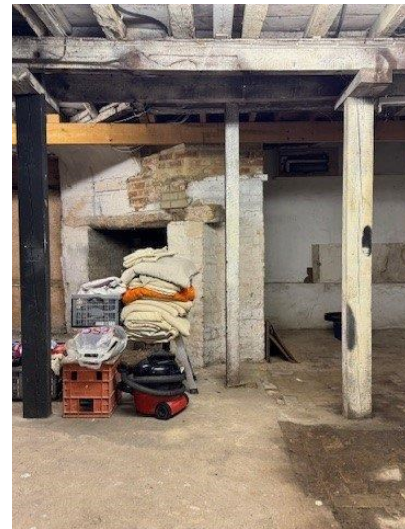
TENURE: Freehold subject to the leases as referenced above.
PRICE: Upon application.
VAT: TBA.
LEGAL COSTS: Each party to be responsible for their own legal costs.
EPC: TBA.
RATEABLE VALUE: We are aware of the following rateable values:

Basement	-	£ 1,125
Shop	-	£18,000
Room 1	-	£ 2,500
Room 2	-	£ 2,125
Room 3	-	£ 1,525
Room 4	-	£ 910
Room 5	-	£ 2,050

All rateable values with effect 1 April 2017.

VIEWING: Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

C4734



MISREPRESENTATION ACT

Paul Wallace Commercial for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that:

- i. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
- iii. No person in the employment of Paul Wallace Commercial has authority to make or give any representation or warranty whatever in relation to this property whether in the particulars supplied or by any oral or written representation
- iv. Paul Wallace Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars
- v. Rents and prices quoted in the particulars may be subject to VAT in addition