

115 FORE STREET, HERTFORD, SG14 1AS



**A TIDY COMMERCIAL A1/A2
SHOP PREMISES**

**VISIBLE TOWN CENTRE POSITION
OPPOSITE MARKS & SPENCER
SIMPLY FOOD**

621 SQ FT

TO LET

LOCATION:

115 Fore Street holds a strong position adjacent to Perfect Smile Cosmetic Dentistry just off the junction of Fore Street and South Street immediately opposite Marks & Spencer Simply Food. The property is on the direct pedestrian routeway from Tesco and the Stag House Rotunda and Bluecoats office developments through to the town centre.

Significant occupiers within the town centre include Sainsbury, Café Rouge, Edinburgh Woollen Mill, CEX and W H Smith.

There are a number of public car parks close to hand including the multi storey fronting Gascoyne Way and the surface car park at Old London Road. There is short term roadside car parking along Fore Street.

Both Hertford East and Hertford North rail stations are close to hand, the former offering a London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections and the latter a London Kings Cross connection.

There is virtual immediate access out onto the dual carriageway A414 which provides eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond. The A10 is within approximately 2 miles distance providing junction 25, M25, connections further to the south.

DESCRIPTION:

This commercial A1/A2 shop premises forms part of an historic landmark town centre building and has been significantly upgraded by the current tenants.

All ground floor areas	-	621 sq ft
Maximum built depth	-	27'
Maximum internal width	-	22' 6"

All floor areas and dimensions are approximate.

The entire has been recently redecorated and upgraded by the current tenants to include redecoration, new floor coverings, heating and lighting.

- * Substantial glazed frontage
- * Gas fired central heating to radiators
- * Wood effect flooring
- * Rear pedestrian access
- * Rear external bin store area
- * Track spot lighting
- * Security & fire alarms (untested)
- * Toilet

FLOOR PLAN:

A copy of the relevant floor plan is attached hereto showing the shop as being capable of entirely open plan usage.

TENURE:

Leasehold.

RENT:

£16,000 per annum exclusive.

RATEABLE VALUE:

We have been advised that the premises have a rateable value of £14,000 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk.

VAT:

Applicable.

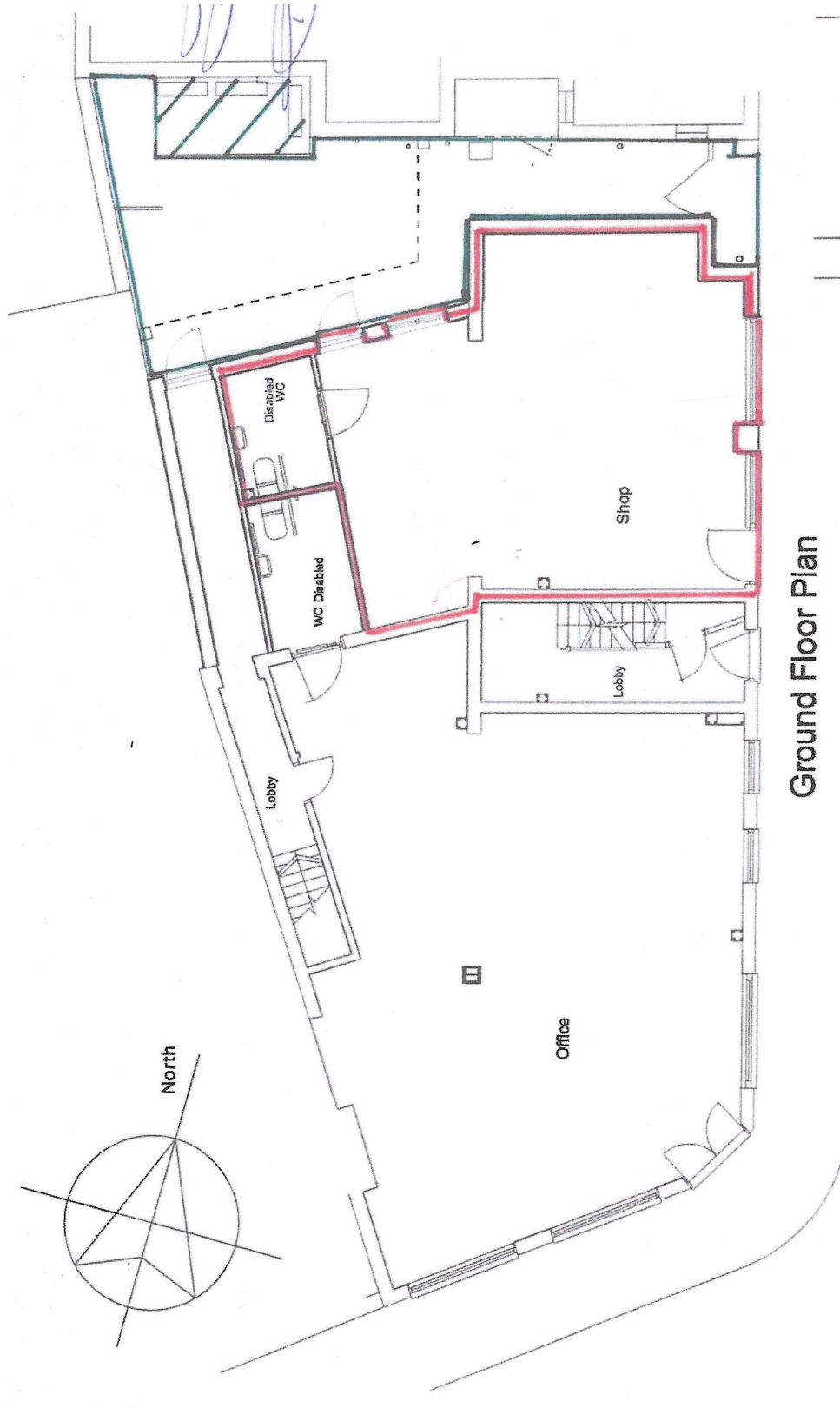
LEGAL COSTS:

Each party are to be responsible for their own legal costs.

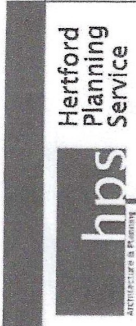
VIEWING:

Strictly by appointment through Aaran Forbes on 07802 354754 or Tracey Gidley on 01992 440744.

C4806



Ground Floor Plan

	Westgate House, 37-41 Castle Street, Hertford, Herts SG14 1HH Tel: 01992 552173 Fax: 01992 587643 Email: contact@hartfordplanning.co.uk	Project 113 - 115 Fore Street Hertford	Drawing Ground Floor Lease Plan	Date April 07	Scale 1:100	Drawn mRn	(6986W(A4)LSP2)
	1000mm 0 1m 2m 3m 4m 5m 6m 12m 0 5R 14R 20R		Date Description				

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