

**47 RAILWAY STREET,  
HERTFORD, SG14 1BA**

UP TO 100%  
RATING RELIEF MAY  
BE AVAILABLE



**A COMMERCIAL RETAIL  
SHOP PREMISES**

**403 SQ FT**

**TO LET**

www.paulwallace.co.uk

**LOCATION:**

47 Railway Street holds an entirely prominent location within a small retail terrace amongst trades to include ladies fashion and health & beauty, whilst being opposite the Lord Haige Public House and Anytime Fitness, overlooking the Railway Street mini roundabout, being one of the busiest car and bus routeways in and out of the town centre.

Hertford is a strong market town standing just off the A10 London to Cambridge trunk road approximately 12 miles to the north of it's intersection with junction 25 of the M25. The A414 runs through the centre of the town providing eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond.

London Stansted and Luton international airports are each within approximately 20 miles/40 minutes drive distance.

**DESCRIPTION:**

A tidy ground floor A1 retail lock up shop premises behind a pretty multi paned glazed shop front.

Maximum built depth	-	26' 9"
Maximum internal width	-	15'
<b>Total</b>	-	<b>403 sq ft GIA</b>

All floor areas and dimensions are approximate.

- \* WC
- \* Kitchen area
- \* Wood effect flooring
- \* Strip lighting
- \* Internal security shutters

**TERMS:**

To let on a new lease.

**COMMENCING RENT:**

£15,000 per annum exclusive.

**VAT:**

Not applicable.

**EPC:**

Green 60C.

**RATEABLE VALUE:**

We are advised upon a rateable value of £7,100 with effect 1 April 2023. Interested parties are advised to verify this information at [www.tax.service.gov.uk/business-rates-find/valuations/start](http://www.tax.service.gov.uk/business-rates-find/valuations/start) and further enquire as to the availability of small unit business rate relief as may be available.

**LEGAL COSTS:**

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

**VIEWING:**

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

**C4831**

MISREPRESENTATION ACT

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