

**141 HERTINGFORDBURY ROAD,
HERTFORD, SG14 1NL**



**A DETACHED COMMERCIAL
BUILDING WITH CAR PARK**

1,930 SQ FT

FOR SALE FREEHOLD

www.paulwallace.co.uk

LOCATION:

The site is accessed immediately off the A414 Hertingfordbury Road adjacent to the Esso petrol filling station and backs onto the industrial warehousing location of Mimram Road to the west of Hertford town centre and just a short distance along from the Aldi supermarket.

The dual carriageway A414 runs westward to the A1M Welwyn & Hatfield and eastward to the M11 at Harlow.

The dual carriageway A10 is within a short distance providing southward junction 25, M25 connections.

Hertford town centre is a within a short 10 minute walk from where there are a full range of retail, entertainment and restaurant facilities.

Hertford East rail station provides a London Liverpool Street service whilst Hertford North a fast London Kings Cross destination.

DESCRIPTION:

A single storey solid brick building under a pitched and tiled roof.

The building measures just under 64' deep by 31' across and is currently divided so as to provide a main open plan area with staging, entrance hallway, meeting room and toilet facilities.

There is open access immediately off the A414 Hertingfordbury Road and a second gated access point from Mimram Road.

All ground floor areas	-	1,930 sq ft
Total site area	-	4,500 sq ft (unverified)

All dimensions and floor areas are approximate.

- * Separate male, female and disabled toilet facilities
- * Fire and security systems (untested)
- * 9' to underside of suspended ceilings
- * Floor coverings
- * Light and power
- * Car park

TERMS:

The property held under title number HD393587 for sale freehold with vacant possession.

PRICE:

Offers in excess of £350,000, subject to contract only.

PLANNING:

Over the past 40 years or so the building has been used as a place of worship, previously falling under a D1 Assembly & Leisure planning user but as was more recently amended falling under Class F Local Community & Learning.

The former D1 use would have included uses such as health centres, clinics, day nurseries, creche, training or educational centres, meeting halls, places of worship and museum.

The building and site may have alternative commercial usage interest as it backs onto the more traditional industrial and employment area of Mimram Road.

AGENTS NOTE:

The building does have structural issues along the southern flank wall that are clearly apparent. There is a full report on this, a copy is available for inspection upon request.

BUSINESS RATES:

We are advised that the property is currently exempt from rating given its most recent usage as a place of worship.

VAT:

Not applicable.

EPC:

To follow.

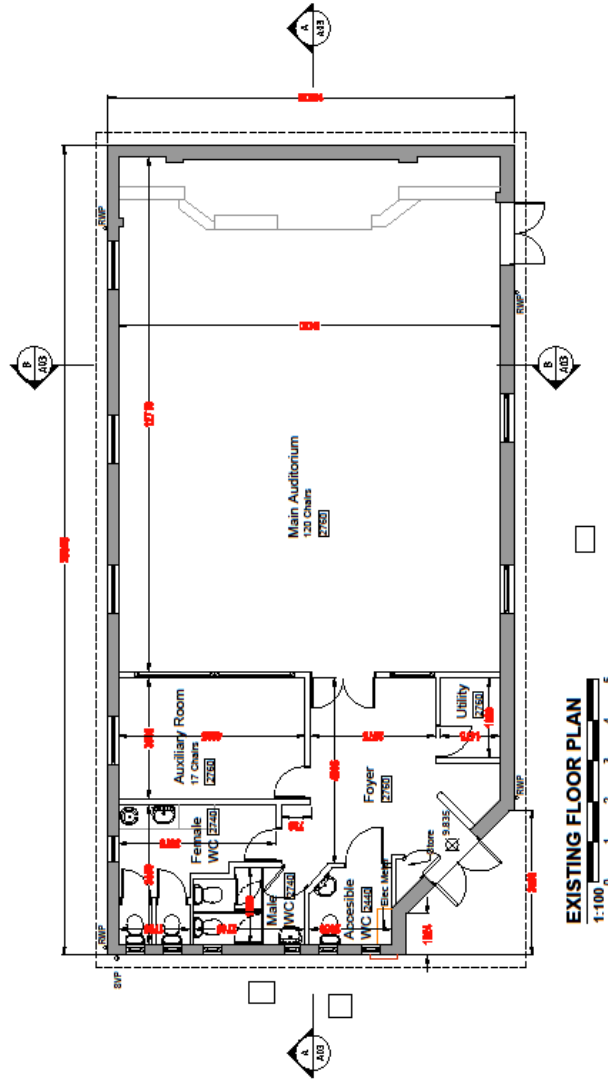
VIEWING:

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

C4833

Floor Areas

REF:	Area (m ²)	Height (mm)
Site Area	420	
Gross Internal Area	177.1	
NET Internal Area	171.7	
Roof Area	230	
Main Auditorium	119	2760
Auxiliary Room	13.8	2760
Foyer	18.1	2760
Utility	3	2760
Female WC	9.3	2740
Male WC	4.8	2740
Accessible WC	3.7	2440



EXISTING FLOOR PLAN
1:100

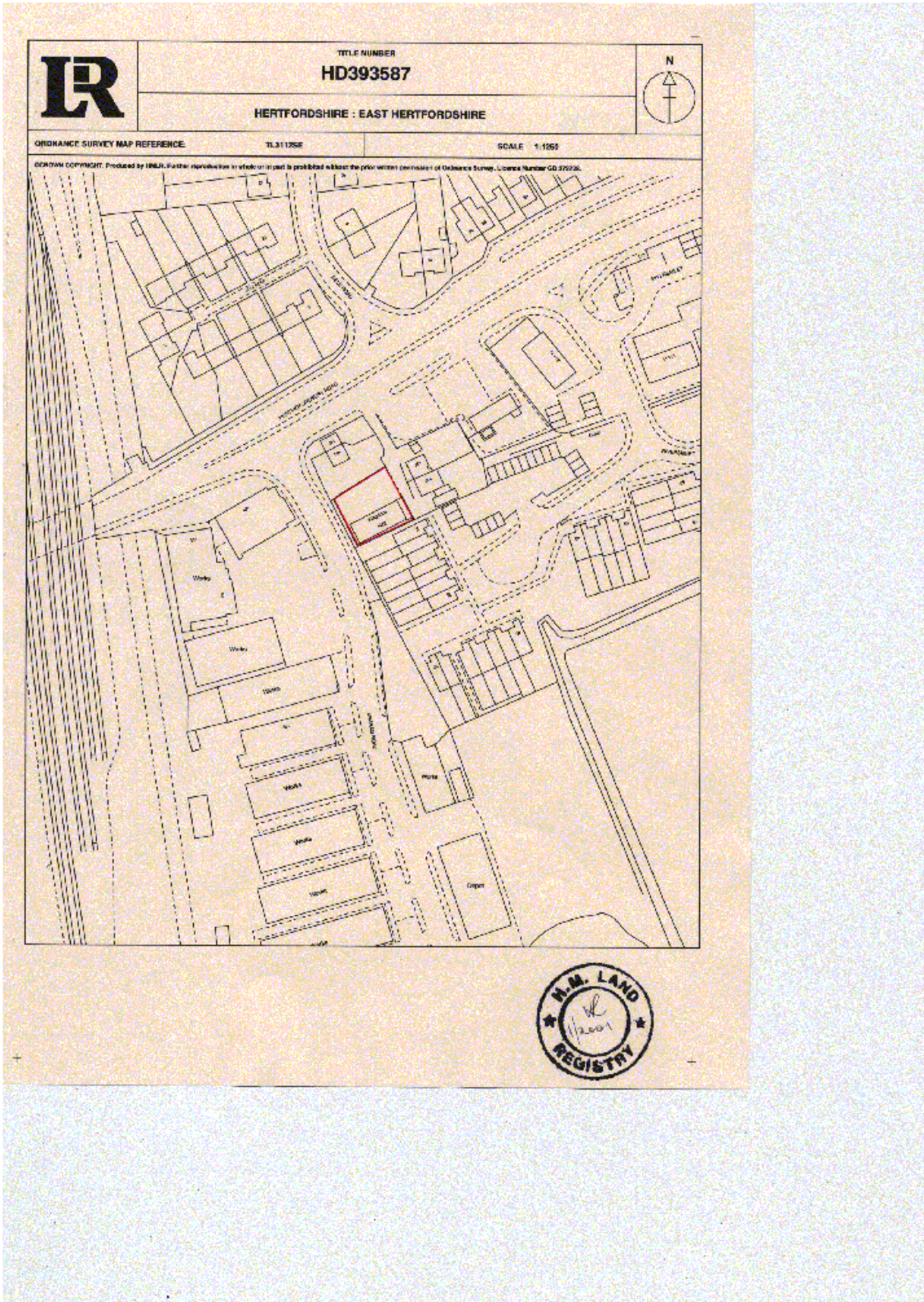
SURVEY

LOCAL DESIGN
CONSTRUCTION DEPARTMENT - BRITAIN BRANCH

KINGDOM HALL, 141 HERTINGFORDBURY ROAD, HERTFORD, SG14 1NL
EXISTING FLOOR PLAN

Scale: 1:100
Date: 01/13

Sheet: **A-01**



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