

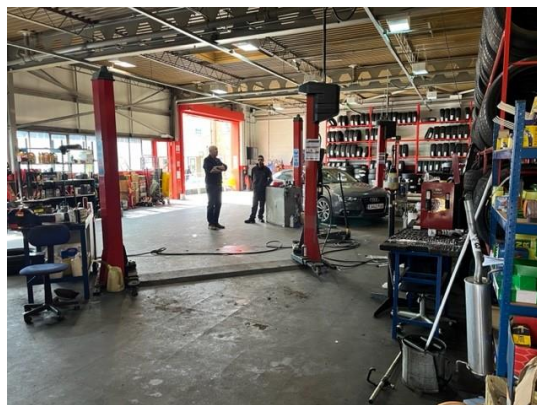
4,071 Sq Ft Approx.



Very Prominently Located Detached Business Premises To Let or For Sale

151 Hertingfordbury Road
(Mimram Road Junction)
Hertford SG14 1NL

- Minimum 4m clear headroom
- Full range of services including kitchen, toilets heating and lighting
- Small first floor offices.
- Loading door
- Potential for motor trade uses



Achieving Results In Commercial Property in Hertford
Professional ■ Proactive ■ Independent ■ Successful ■ Local

151 Hertingfordbury Road, Hertford, SG14 1NL

HERTFORD

The county town of Hertford is located in a highly accessible position at the intersection of the A414 and A10 dual carriageways. The M25 is approximately 8 miles to the south at junction 25 (Waltham Cross) and the A414 provides fast east west links to the A1(M) at Hatfield and the M11 at Harlow.

The town has two railway stations with services to London Kings Cross and Liverpool Street.

Hertford provides a very attractive historic setting.

LOCATION

This is in a highly accessible location accessed directly off the Hertingfordbury Road (A414) at the main approach into Hertford from the A1M and west.

It forms part of a small estate of industrial warehouse and related users and is located approximately ½ mile from the town centre.

DESCRIPTION

A rare opportunity to acquire a small modern detached business building in an extremely prominent location at one of the principal entrances into Hertford.

The building is mainly single-storey with brick elevations and a small first floor office / staff area.

The production area features clear open space with a headroom rising from approximately 4.08 to 4.43m.

The property has last been used as a tyre and exhaust centre and has a full range of services including kitchen, toilets, heating, lighting.

There is a single loading door at the rear. Parking is provided along the rear of the building.

FLOOR AREA (GIA) APPROX.

Ground Floor	3,630 sq ft
First Floor Offices	<u>441 sq ft</u>
Total	4,071 sq ft

CAR PARKING

7 spaces

AVAILABILITY

October 2023.

TERMS

The property is available on a new lease for a term to be agreed. Rent £49,500 p.a. plus VAT

The freehold may also be available.

Guide price £950,000 plus VAT.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £27,750 rising wef 1 April 2023 to £37,000.

Amount payable 49.9% with phasing.

INSPECTION

For further information please contact Mike Davies [m.davies@davies.uk.com] or Daniel Hiller [d.hiller@davies.uk.com] or Clay Davies [c.davies@davies.uk.com] at Davies & Co or telephone 01707 274237.

NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy.

Energy Performance Certificate: Category D (88).

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.