

27-29 RAILWAY STREET, HERTFORD, SG14 1BA



A PRIME PITCH TOWN CENTRE BUILDING

TOTAL 1,976 SQ FT GIA

GROUND FLOOR LET AND PRODUCING £22,000 PAX

UPPER FLOOR WITH FULL VACANT POSSESSION

MAY SUIT RESIDENTIAL CONVERSION*

FOR SALE FREEHOLD



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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 with vacant possession and comprise 5 former office rooms, kitchen and toilet areas.

Both the internals and externals have been recently redecorated.

Basement (vacant)	-	522 sq ft
Shop (let)	-	504 sq ft
First floor (vacant)	-	477 sq ft
Second floor (vacant)	-	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.

TENURE:

Freehold of the whole:

- i. Ground floor subject to a lease in favour of Mr Barber Shop Ltd with guarantors for a term to expire 15/11/27 at the current passing rent of £22,000 pax
- ii. First and second floors with full vacant possession

PRICE:

£495,000, subject to contract only.

VAT:

Not applicable.



LEGAL COSTS:

Each party to be responsible for their own legal costs.

EPC:

The building has a rating of yellow D83 valid until 03/12/33.

RATEABLE VALUE:

We are aware of the following rateable values:

Basement	-	£ 2,800
Shop	-	£18,000
Room 1	-	£ 3,000
Room 2	-	£ 2,550
Room 3	-	£ 1,850
Room 4	-	£ 1,100
Room 5	-	£ 2,475

All rateable values with effect 1 April 2023.

VIEWING:

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

C4734



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