

**33A, B & C RAILWAY STREET,
HERTFORD, SG14 1BA**



**3 BRAND NEW BUILD TOWN CENTRE
RETAIL/BUSINESS UNITS**

RETAIL & CATEGORY E USES

570 SQ FT - 2,104 SQ FT

FOR SALE/TO LET

LOCATION:

33a, b & c Railway Street stands within the historic county town centre of Hertford immediately opposite the former Barclays Bank and adjacent to the new Churchill Retirement living complex just a few yards along from the entrance to the brand new build Lea Wharf mixed retail and residential development.

Major retailers within close proximity include Holland & Barrett, Boots, WH Smith, O2, Café Nero and Hamptons Estate Agents.

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:

A terrace of 3 new build shop and category E business premises.

Each unit has a fully glazed shop front, level screed or similar floor, foul drainage, incoming water, electric and ducting for communications.

Shop 33a Left	-	20' frontage	-	570 sq ft
Shop 33b Middle	-	32' frontage	-	926 sq ft
Shop 33c Right	-	30' frontage	-	608 sq ft
Total	-		-	2,104 sq ft

All floor areas and dimensions are approximate.

- * To include usage of front forecourt areas
- * New landmark building
- * Regular shaped floor plates
- * Town centre position
- * Close to public car parks
- * Flexible Category E uses
- * Shell and core handover condition

TERMS:

Each shop available for sale or possibly to let.

PRICE:

Shop 33a	-	£250,000, stc
Shop 33b	-	SOLD
Shop 33c	-	£275,000, stc

VAT:	TBA.
RATEABLE VALUES:	Yet to be assessed.
SERVICE CHARGES:	TBA.
EPC'S:	To follow.
LEGAL COSTS:	Each party to be responsible for their own legal costs.
VIEWING:	Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

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