

**34 ST ANDREW STREET,
HERTFORD, SG14 1JA**



**A LANDMARK TOWN
CENTRE BUILDING**

2,692 SQ FT

**FOR SALE FREEHOLD
(MAY LET)**

www.paulwallace.co.uk

LOCATION:

Number 34 is a landmark town centre building fronting the northern side of St Andrew Street at it's junction with Brewhouse Lane opposite the church and public car park, just 140 yards from the Old Cross junction from where there is access through to Sainsburys.

The core town centre and Beam Theatre are within just 250 yards with Maidenhead Street connecting through to Market Place.

Hertford is a strong county town with occupiers including W H Smith, F Hinds Jewellers, Hamptons Estate Agents, Mr Simms Olde Sweet Shop, CeX, Costa Coffee and Santander.

The town is 8 miles due north of junction 25 of the M25. There is immediate access onto the dual carriageway A414 providing eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond.

Hertford East and Hertford North rail stations are both within a short walking distance and provide London Liverpool Street and London Kings Cross connections.

London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.



KEY CONSIDERATIONS:

- * Strong county town location
- * Landmark building
- * Full vacant possession at completion
- * Under long term restaurant use with staff accommodation
- * Suit upper floor residential conversion
- * For sale freehold



DESCRIPTION:

Number 34 is arranged over the ground, first and second floors with additional full height usable basement parts.

The building is currently under restaurant usage across the basement, ground and part first floor and with staff accommodation.

Basement - Storage, preparation and freezer	-	459 sq ft
Ground floor - Restaurant, private dining, kitchen & toilets	-	1,124 sq ft
First floor - Dining and staff accommodation	-	697 sq ft
Second floor - Staff accommodation & storage	-	412 sq ft
Total	-	2,692 sq ft

All floor areas and dimensions are approximate.



TERMS:

For sale freehold or to let.

PRICE:

Upon application.

LEASE BACK:

The sellers would consider entering into a sale and lease back arrangement with the purchaser. Further details upon request.

RATEABLE VALUE:

We have been advised that the premises have a rateable value of £13,500 with effect from 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk and further enquire as to the availability of small unit business rate relief.

EPC:

Green 61C.

LEGAL COSTS:

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

VAT:

Applicable.

VIEWING:

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

C4901





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