

5-6 MARKET PLACE, HERTFORD, SG14 1DF



**A MODERN RETAIL BUILDING IN
TOWN CENTRE LOCATION**

**1,611 SQ FT
+ FULL HEIGHT BASEMENT**

TO LET

LOCATION:

This former Lloyds Bank premises is in the very centre of Hertford adjacent to Intersport and opposite the Shire Hall and William Hill. Significant retailers in close proximity include Greggs, Hamptons Estate Agents, F Hinds Jewellers, Café Nero and the White Hart public house.

Hertford is served by numerous public and supermarket car parks including the Gascoyne Way multi storey, St Andrew Street, Sainsbury, Tesco, Old London Road and the Bircherley multi storey to the rear of Lea Wharf.

The A414 dual carriageway skirts the town to the immediate south providing eastward M11 connections at Harlow via the A10 and westward A1M/M1 connections at Hatfield and beyond.

Main line British Rail is provided from both Hertford East and Hertford North with respective London Liverpool Street and Kings Cross connections.

London Stansted and London Luton International Airports are each within an approximate 20 mile/40 minutes drive time.

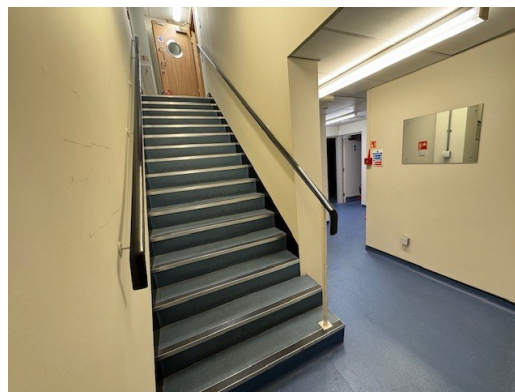
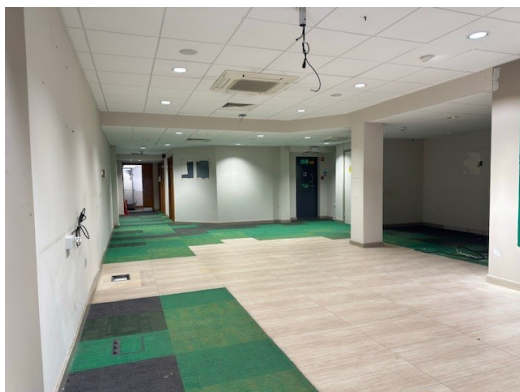
DESCRIPTION:

A ground floor and basement lock up retail shop premises to suit numerous Class E commercial business and service users to include traditional retail, café, restaurant, financial & professional services, gym, medical and creche uses.

Maximum built depth	-	71'
Maximum internal width	-	30' 6"
Ground floor	-	1,611 sq ft
Basement	-	931 sq ft
Total	-	2,542 sq ft

All dimensions and sizes are approximate.

The ground floor retail is capable of hosting an open plan retail format whilst the basement is full height, dry and with good staircase access.



- * 30' plate glass window frontage
- * Separate male and female toilet facilities
- * Kitchen/staff rest room
- * Basement store room and office
- * Incoming utilities
- * Rear flank return glazed frontage
- * Rear pedestrian access/fire escape

TERMS:

The entire to let on a new lease.

RENT:

Upon application.

RATEABLE VALUE:

We are informed upon a current rateable value of £27,500 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk.

New business rates assessments may prevail from 1 April 2026 - further information upon request.

VAT:	TBA.
LEGAL COSTS:	Each party are to be responsible for their own legal costs.
EPC:	Green C61.
VIEWING:	Strictly by appointment through Aaran Forbes or Tracey Gidley on 01992 440744 or aaran@pwco.biz or tracey@pwco.biz .

C4919



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