

**23-29 FORE STREET,
HERTFORD, SG14 1DJ**



A TOWN CENTRE RETAIL TERRACE WITH UPPER PARTS

**TOTALLING CIRCA
5,707 SQ FT GIA**

TO SUIT INVESTOR, OWNER OCCUPIER & DEVELOPMENT

FOR SALE FREEHOLD

LOCATION:

23-29 Fore Street holds a prominent town centre position opposite the Nationwide Building Society, Sheffield Pharmacy and The Practitioner Public House (formerly Baroosh) in the very centre of Hertford.

Other town centre occupiers include Tesco, Lussmanns, Sainsbury, Café Nero, Poundstretcher, M & S Food, Hamptons, F Hinds, CEX, Costa, Boots and Brewhouse.

The town has numerous public and supermarket town centre car parks including those at St Andrew Street, Sainsbury, Hartham Common, Gascoyne Way multi storey, Tesco, Bircherley multi storey and Old London Road.

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.

The main line rail network is provided from both Hertford East and Hertford North with respective London Liverpool Street and London Kings Cross connections. London Stansted and London Luton International Airports are within an approximate 20 mile/40 minutes drive time.

AT A GLANCE:

- * **Suit owner occupier, investor and/or development**
- * **Prime roadside town centre position**
- * **Attractive commercial terrace**
- * **Strong county town**
- * **Immediately opposite Nationwide Building Society**
- * **Buildings totalling circa 5,707 sq ft**
- * **Upper floors with future residential conversion prospect**
- * **Immediate vacant possession in part**
- * **May suit retail owner occupation**
- * **Freehold for sale**
- * **Free of VAT**



DESCRIPTION:

An attractive 3 storey terrace of buildings with retail at ground and basement levels and self contained first and second floors currently under multiple office occupation.

The shops and basement are all of regular shape whilst the first floor offices are split across 3 self contained parts.

Floor	Address	Size	Type
G/F	23-25 Fore Street	744 sq ft	Shop
Basement	23-25 Fore Street	550 sq ft	Storage
F/F	23-25 Fore Street	539 sq ft	Offices
S/F	23-25 Fore Street	562 sq ft	Offices
G/F	27 Fore Street	913 sq ft	Shop
Basement	27 Fore Street	590 sq ft	Storage
G/F	29 Fore Street	375 sq ft	Shop
F/F	27-29 Fore Street	700 sq ft	Offices
S/F	27-29 Fore Street	734 sq ft	Offices

All floor areas and dimensions are approximate.

OCCUPANCY:

The buildings are currently occupied under 5 separate leases. It is possible to gain vacant possession for the majority of ground floor and basement parts whilst the smaller retail tenant is believed to be holding over since 2018.

The first floor offices above 23-25 Fore Street are vacant.

Floor	No	LH Expiry	Comment
G/F	23-25	24/03/28	Vacant possession is possible
Basement	23-25	24/03/28	Vacant possession is possible
F/F	23-25	Vacant	Vacant
S/F	23-25	18/01/26	01/26 lease renewal/Act excluded
G/F	27	24/03/28	Vacant possession possible
Basement	27	24/03/28	Vacant possession possible
G/F & S/F	27	02/02/31	Rent review 03/02/26/Act excluded
G/F	29	14/03/18	Holding over

Total rents currently receivable £90,000 per annum exclusive.

Assuming vacant possession to the majority of the ground floor retail and basement areas then these rents would reduce to £37,000 per annum exclusive with one of the remaining occupiers subject to a review, one to a renewal and the other currently holding over.



TENURE:	Freehold subject to the leases as referenced above or vacant possession where indicated.															
PRICE:	Upon application.															
VAT:	Not applicable.															
LEGAL COSTS:	Each party to be responsible for their own legal costs.															
EPC:	We are provided with 6 separate assessments all valid until between June 2032 and April 2034. All are rating between 49B and 84D. Full copies of the assessments available upon request.															
RATEABLE VALUES:	The current assessments are as follows: <table><tr><td>23-27 Ground floor</td><td>-</td><td>£44,250</td></tr><tr><td>29 Ground floor</td><td>-</td><td>£11,000</td></tr><tr><td>23 First floor</td><td>-</td><td>£10,250</td></tr><tr><td>23 Second floor</td><td>-</td><td>£ 7,200</td></tr><tr><td>27-29 First & second floors</td><td>-</td><td>10 individual assessments on a room by room basis ranging from £1,150 to £2,025</td></tr></table> All 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 as may be available. Your attention is drawn to the April 2026 round of re-evaluations.	23-27 Ground floor	-	£44,250	29 Ground floor	-	£11,000	23 First floor	-	£10,250	23 Second floor	-	£ 7,200	27-29 First & second floors	-	10 individual assessments on a room by room basis ranging from £1,150 to £2,025
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VIEWING:	Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.															
PHOTOGRAPHY:	Some archive photography.															

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MISREPRESENTATION ACT

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