

19 BIRCH GREEN, HERTFORD, HERTS, SG14 2LR



**SHOP & BUSINESS
PREMISES (CATEGORY E)**

490 SQ FT + GARAGE

TO LET

www.paulwallace.co.uk

LOCATION:

Birch Green is roughly halfway between Hertford and Welwyn Garden City just off the A414.

The building stands in the middle of Birch Green village just passed the school and approximately 300 yards south from the Old Coach Road junction which itself provides access onto the dual carriageway A414 one mile to the west. The A414 can also be accessed to the east via Hertingfordbury on route to Hertford town centre where a more extensive range of retail, restaurant and service industries are located.

DESCRIPTION:

A ground floor retail and commercial lock up shop premises arranged entirely at ground floor level.

Maximum built depth	-	31' 3"
Maximum internal width	-	19'
Total ground floor	-	490 sq ft
Rear garage	-	Unmeasured
Total	-	490 sq ft

All dimensions and floor areas are approximate.

- * Nicely set back from village green
- * Glazed window frontage
- * Forecourt parking
- * Light and small power
- * Air conditioning unit (untested)
- * 1 x warm air heater above entrance door (untested)
- * Kitchen/staff area
- * Toilets
- * Rear pedestrian access
- * Garage

TERMS:

To let on a new lease.

RENT:

£6,000 per annum exclusive.

RATEABLE VALUE:

We are informed upon a rateable value of £5,400 with effect 1 April 2026 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.

EPC:

Yellow 96D.

LEGAL COSTS:

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

VAT:

Not applicable.

VIEWING:

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

C4924



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