



HERTFORD

**84-86 Fore Street, Hertford,
SG14 1AA**

DUE TO RELOCATION



LOCATION

An historic market town, Hertford has a range of shops, pubs and restaurants on offer, as well as being conveniently located approximately 20 miles north of London.

The property sits in the busy restaurant quarter of Hertford. Situated within close proximity to the town's main retail provision, Maidenhead Street and the Bircheley Green Shopping Centre. Nearby occupiers include Natwest, Baroosh Bar, Loch Fyne, Ask and Pizza Express.

DESCRIPTION

The premises benefit from ground floor trading as well as a car park to the rear. The property comprises the following approximate net internal areas:-

Ground Floor Sales	238 sq m	2,562 sq ft
Car Park	Approx. 6 spaces	

NOTE

The current entrance is on Post Office Walk however there may be potential to create a new entrance onto Fore Street (planning historically granted).

TERMS

The premises are available by way of an assignment of a lease for a term of 15 years from 2015, subject to 5 yearly rent reviews.

The property may be available on a new lease by negotiation.

RATES

Rentable Value 2017: £23,000

UBR 2017/2018: 47.9p

We recommend all parties make their own enquiries.

VIEWING

Strictly via:-

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SUBJECT TO CONTRACT

