

TO LET – RETAIL UNIT (DUE TO RELOCATION)



71 Fore Street, Hertford, Hertfordshire, SG14 1AL

695 SqFt (64.57 SqM)

£17,000 per annum exclusive

- High Street location
- High foot and vehicular traffic
- Suitable for a variety of occupiers within Use Class E
- Good signage presence
- Basement storage

Location:

Situated on a prominent pitch on Fore Street, a busy pedestrian and vehicular road in the centre of the historic market town of Hertford which benefits from strong restaurant and leisure occupiers such as Lussmanns and Marks and Spencer as well as numerous independent retailers.

A414 (0.2 miles)

A10 (1.9 miles)

Hertford North Train Station (1.1 miles)

Hertford East Train Station (0.2 miles)

Description:

Comprises a ground floor end of terrace lock up shop with basement storage. The unit benefits from a characterful single-glazed timber shop front with bow window, suspended ceiling with recessed cat II lighting, surface-mounted fluorescent lighting to the storage areas, W/C's, kitchen, surface-mounted radiators, and good signage presence.

Terms:

Available on a new full repairing and insuring lease for a term to be agreed at a rental of £17,000 per annum exclusive

VAT:

The property is not currently registered for VAT and therefore, not payable where applicable

EPC:

D-80

Business Rates:

From our enquiries we understand that the rateable value is £12,500 with rates payable in the order of **£6,237 per annum***

***Prospective occupiers may qualify for small business rates relief which could reduce the amount payable substantially.**

Interested parties are advised to contact the relevant Local Authority for further information.

Accommodation:

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Ground floor retail	480	44.59
Basement storage	215	19.97
Total	695	64.56

Areas quoted are approximate and should not be held as 100% accurate.

Viewings:

For viewings and further information please contact the sole agents:

Chris Richards

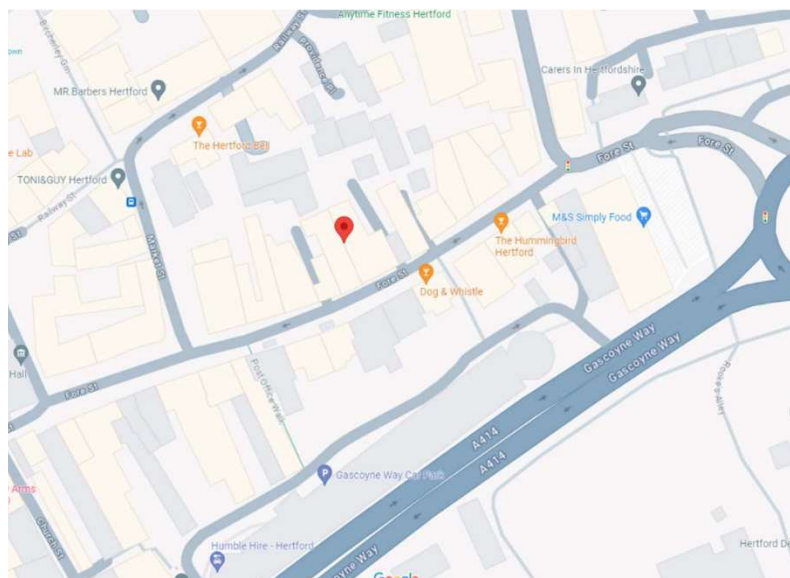
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