

5 MAIDENHEAD STREET, HERTFORD, SG14 1DP



**A LOW CAPITAL VALUE RETAIL
SHOP INVESTMENT**

1,000 SQ FT GIA

CURRENTLY PRODUCING £15,000 PAX

FOR SALE FREEHOLD

www.paulwallace.co.uk

LOCATION:

Number 5 stands at the far eastern end of Maidenhead Street opposite F Hinds Jewellers and just off the market square wherein occupiers include Greggs, Café Nero, Hamptons and William Hill. Other significant retailers in the town centre include the Nationwide Building Society, Boots, M&S Food, Poundstretcher, Post Office and Costa Coffee.

The town is served by numerous public car parks including those of Gascoyne Way multi storey, St Andrew Street and London Road. The Tesco, Sainsbury and Lea Wharf car parks are controlled to the benefit of town centre visitors.

Hertford is a strong county town just off the A10 at its junction with the A414. There are two rail stations serving London Liverpool Street and London Kings Cross.

AT A GLANCE:

- * An attractive town centre investment lot
- * Strong county town
- * Very central location just off Town Square
- * 1,000 sq ft GIA
- * Current passing rent £15,000 per annum exclusive
- * For sale freehold

DESCRIPTION:

A self contained former three storey grade II listed house now with retail usage to the ground floor and complimentary commercial usage to the first and second floors.

Ground floor	-	314 sq ft
First floor	-	470 sq ft
Second floor	-	216 sq ft
Total	-	1,000 sq ft GIA

There is a separate accessway from Maidenhead Street up to the first floor which may facilitate small scale residential conversion subject to receipt of all necessary planning listed building and building control permissions.



TENANCY:

The entire is let for a period of 5 years on full repairing and insuring terms at the rent of £15,000 per annum exclusive without review.

TENURE:

Freehold subject to the lease as referred to above.

PRICE:

£250,000, subject to contract only.

VAT:

TBA.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

EPC:

Yellow D 77.

RATEABLE VALUE:

We are informed upon a rateable value of £9,600 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk.

It is probable that an occupier receive up to 100% ratings relief.

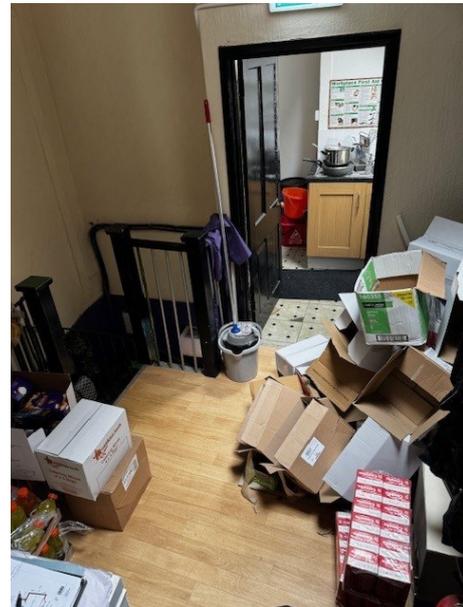
Any rating monies due are the responsibility of the current occupier.

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VIEWING:

Strictly by appointment through Aaran Forbes or Tracey Gidley at Paul Wallace Commercial on 01992 440744 or aaran@pwco.biz or tracey@pwco.biz.

C4813



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