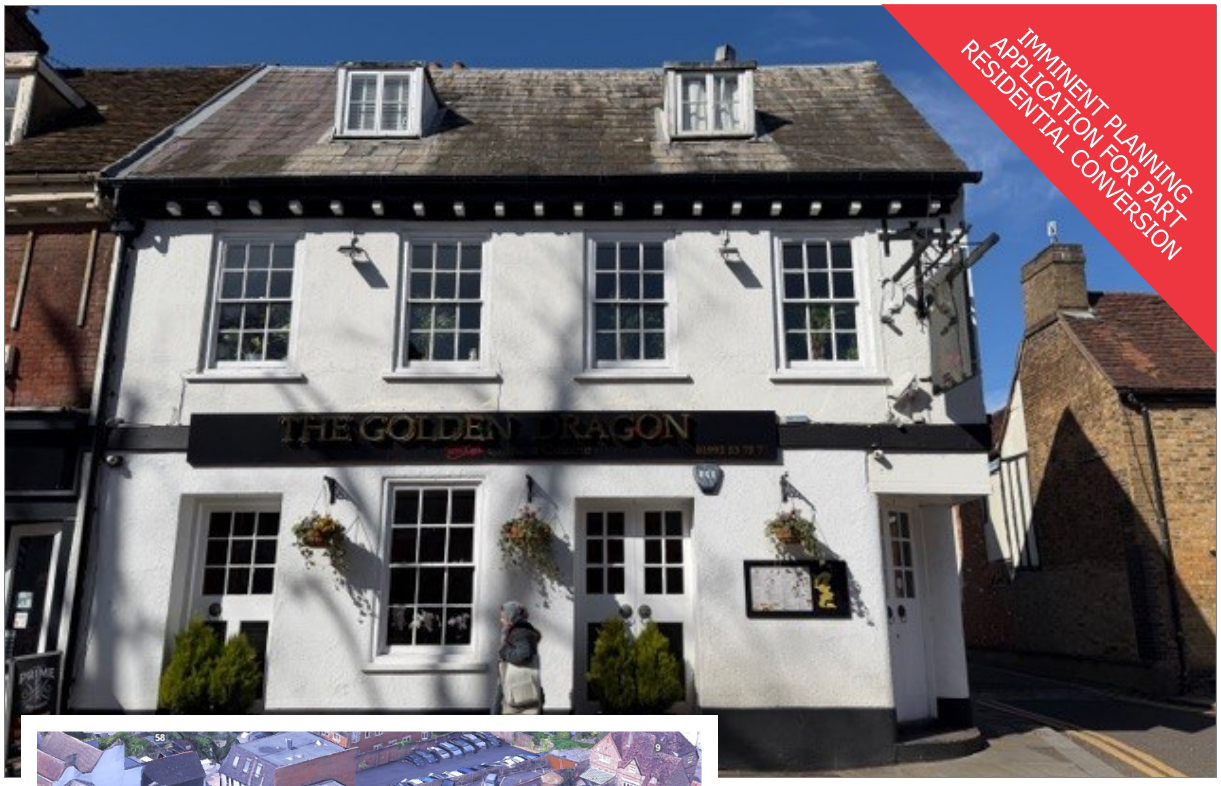
paulwallace commercial
01992 440744
enquiries@pwco.biz

34 ST ANDREW STREET, HERTFORD, SG14 1JA









A LANDMARK TOWN CENTRE BUILDING

2,692 SQ FT

FOR SALE FREEHOLD

(MAY LET)

www.paulwallace.co.uk

01992 440744
enquiries@pwco.biz

LOCATION:

Number 34 is a landmark town centre building fronting the northern side of St Andrew Street at it's junction with Brewhouse Lane opposite the church and public car park, just 140 yards from the Old Cross junction from where there is access through to Sainsburys.

The core town centre and Beam Theatre are within just 250 yards with Maidenhead Street connecting through to Market Place.

Hertford is a strong county town with occupiers including W H Smith, F Hinds Jewellers, Hamptons Estate Agents, Mr Simms Olde Sweet Shop, CeX, Costa Coffee and Santander.

The town is 8 miles due north of junction 25 of the M25. There is immediate access onto the dual carriageway A414 providing eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond.

Hertford East and Hertford North rail stations are both within a short walking distance and provide London Liverpool Street and London Kings Cross connections.

London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.



KEY CONSIDERATIONS:

* Strong county town location
* Landmark building
* Full vacant possession at completion
* Under long term restaurant use with staff accommodation
* Suit upper floor residential conversion
* For sale freehold
* Restaurant parts recently upgraded





www.paulwallace.co.uk

DESCRIPTION:

Number 34 is arranged over the ground, first and second floors with additional full height usable basement parts.

The building is currently under restaurant usage across the basement, ground and part first floor and with staff accommodation.

Basement - Storage, preparation and freezer	-	459 sq ft
Ground floor - Restaurant, private dining, kitchen & toilets	-	1,124 sq ft
First floor - Dining and staff accommodation	-	697 sq ft
Second floor - Staff accommodation & storage	-	412 sq ft
Total	**-**	**2,692 sq ft**

All floor areas and dimensions are approximate.





PLANNING: There is an imminent application to convert into 1 x ground floor shop, 1 x one bed cottage, 1 x one bed flat and 1 x two bed flat. Plans upon request.

TERMS: For sale freehold or to let.

PRICE: Upon application.

LEASE BACK: The sellers would consider entering into a sale and lease back arrangement with the purchaser. Further details upon request.

RATEABLE VALUE: We have been advised that the premises have a rateable value of £19,000 with effect from 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk. Eligible hospitality rates in the £ are chargeable at 38.2p for the 2026/27 year.

EPC: Green 61C.

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

VAT: Applicable.

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

C4901





www.paulwallace.co.uk

01992 440744
enquiries@pwco.biz



www.paulwallace.co.uk

MISREPRESENTATION ACT

Paul Wallace Commercial for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that:

i. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract

ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them

iii. No person in the employment of Paul Wallace Commercial has authority to make or give any representation or warranty whatever in relation to this property whether in the particulars supplied or by any oral or written representation

iv. Paul Wallace Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

v. Rents and prices quoted in the particulars may be subject to VAT in addition