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THE OLD LIBRARY, OLD CROSS, HERTFORD, SG14 1RB







A LANDMARK TOWN CENTRE BUILDING OVERLOOKING BUSY JUNCTION

TO SUIT INVESTOR, OWNER OCCUPIER & DEVELOPMENT ACROSS A VARIETY OF USES

4,230 SQ FT NIA (6,600 SQ FT GIA)

FREEHOLD FOR SALE

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LOCATION:

The old library sits in front of the Hertford Brewery complex of buildings overlooking the Old Cross, St Andrew Street and Mill Bridge junction in the very centre of this county town.

The Sainsbury supermarket is just a short distance to the rear whilst the recently reopened Beam Theatre is on the opposite side of Mill Bridge facing down along Maidenhead Street.

Major town centre occupiers include Tesco, Lussmanns, Café Nero, Poundstretcher, M&S Food, Hamptons, F Hinds, CeX, Costa, Boots, W H Smith, Card Factory and Holland & Barrett.

There is a full range of independent retailers across the clothing, lifestyle, accessory, entertainment, hospitality and other service industries.

The town is well located with access onto major routeways with the A414 dual carriageway skirting the town to the immediate south providing eastward M11 at connections at Harlow and westward A1M/M1 connections at Hatfield and beyond. Junction 25 of the M25 is approximately 9 miles to the south.

The rail network is available from both Hertford East and Hertford North with respective London Liverpool Street and London Kings Cross connections. London Stansted and London Luton international airports are within approximately 20 miles/40 minute drive times.

AT A GLANCE:

* **Landmark town centre building**
* **Dominant position overlooking busy junction**
* **Suit owner occupier, investor and/or development**
* **Currently as showroom and office usage**
* **Total circa 4,230 sq ft NIA/6,600 sq ft GIA**
* **Grade II listed**
* **Vacant possession of the whole at completion**
* **Freehold for sale**





USE:

The current consented use of the building is for that of B1a business/offices which was granted in February 2012 under an application seeking to change the use from its original D1 library use.

B1a now forms part of the wider category E user group. It is considered that the building may be suitable for a variety of alternative uses potentially to include retail medical, educational, health, fitness & wellbeing, showroom, sports & recreation, religious and residential.

All of the above are subject to obtaining any required planning permission, listed building and conservation area consent from the East Herts District Council planning office.

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DESCRIPTION:

A detached Grade II listed building built circa 1890 in a mixture of Old English revival & Queen Anne styles of solid brick construction under pitched old tiled roof.

The building is principally laid out across ground and first floor all be it with an interim mezzanine level to part and a small single second floor under eaves room. The majority of the ground floor retains lofty 15' ceiling heights across a vast 43' room and a highly impressive galleried hallway and staircase.

The first floor is almost entirely open plan enjoying a high degree of natural daylight given windows to all 4 principle elevations.

* Ground floor with vast 43' room to 15' ceiling height
* Impressive reception/hallway and galleried staircase
* Detached building
* Masses of natural daylight with windows to all 4 principle elevations
* Gas fired central heating
* Kitchen and recreation parts
* Separate male and female toilets





FLOOR AREAS:

Ground floor	-	1,825 sq ft
Interim/mezzanine level	-	646 sq ft
First floor	-	1,664 sq ft
Second floor	-	95 sq ft
Total	**-**	**4,230 sq ft NIA**
Total	**-**	**6,600 sq ft GIA**

All floor areas and dimensions are approximate.

TERMS: The entire for sale freehold.

Conditional subject to planning offers not of interest.

PRICE: Upon application.

RATEABLE VALUE: We are aware of a single ratings assessment of £55,000 with effect 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk.

VAT: Not applicable.

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

EPC: To follow.

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

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