

**SHOPS 1, 2, 3 & 4, 12 MARKET STREET,
HERTFORD, HERTS, SG14 1BD**



**4 NEW PRIME SHOPS IN
TOWN CENTRE**

366 SQ FT - 2,358 SQ FT

TO LET



www.paulwallace.co.uk

LOCATION:

12 Market Street stands in the very heart of this historic county town immediately opposite the new Lea Wharf (formerly Bircherley Green) mixed use retail and residential scheme.

Other retailers in close proximity include Café Nero, Age UK, Ruby Rooms ladies fashion, Greggs, Brew Garden, Specsavers and T G Jones.

Hertford is a strong county town 10 miles due north of junction 25 of the M25. There is immediate access out onto the A414 providing eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond.

Hertford East and Hertford North rail stations provide London Liverpool and London Kings Cross connections. London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.

AT A GLANCE:

- * **4 newly converted retail shop premises**
- * **Prime town centre location**
- * **Opposite the entrance way to the brand new Lea Wharf riverside retail & residential scheme**
- * **Strong frontage onto both pedestrian and vehicular routeways**
- * **Delivered ready to receive tenant fit out**
- * **All units to let on new leases**



DESCRIPTION:

A prime town centre former banking premises with upper floors now converted into residential apartments.

The ground floor is currently entirely open plan but going to be divided to provide four separate self contained shop fronts with pretty glazed frontages onto Market Street.

The shops are commonly just under 36' deep by 18' 6" internal width or thereabouts.

Shop

Size

1	366 sq ft
2	657 sq ft
3	657 sq ft
4	678 sq ft

All floor areas and dimensions are approximate.

TERMS:

Each unit to let individually or in combination.

RENT:

Shop

Rent

1	£1,250 pcm/£15,000 pax
2	£2,000 pcm/£24,000 pax
3	£2,000 pcm/£24,000 pax
4	£2,000 pcm/£24,000 pax

VAT:	Applicable.
LEGAL COSTS:	Each party are to be responsible for their own legal costs.
RATEABLE VALUES:	To follow.
EPCS:	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.

C4971**MISREPRESENTATION ACT**

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