

453 sq ft Shop + Upper Parts Storage

12, Railway Street,
Hertford,
Herts.



Location:

The market county town of Hertford is approximately 19 miles north of London on the A414, 2 miles to the west of the A10. Hertford has two railway stations, both with electrified services into London.

Premises:

A four storey town centre, prominently situated building with basement, ground and two upper floors. The property is situated in a pedestrianised area of the town between Bircherley Green Shopping Centre and Monsoon and Accessorize shop.

Accommodation:

Ground Floor: 14'9 frontage, front retailing area width 11'7 narrowing to 12'4 and 9'8 at the rear, overall depth 41'4. Toilet, understairs storage.

Stairs to poor condition

First Floor: 15' x 17'1 front room, 17' x 15'2 rear room.

Second Floor: 15' x 17'1 front room, 17'2 x 15'6 rear room.

Stairs to attic.

Basement: 16' x 15'7 front and rear area (not inspected, measurements from previous inspection).

Terms:

Available for a maximum period to expire 31st January 2016 outside the provisions of the Landlord and Tenant Act 1954 relating to security of tenure subject to a **Landlords break clause for March 2013.**

Rental:

£10,000 pax then £15,000 pax until 2016 if break clause for March 2013 is not implemented by the Landlord.

Rates:

2010 RV assessment is listed as £15,000. **(These are not the rates payable, the rates payable will be less, calculated using the UBR multiplier).** The Standard UBR for 2011/12 is 43.3p in the £.

E.P.C.

Rated E (118) Copy of certificate available on request.

Legal Costs:

Each party is responsible for their own costs.

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Misrepresentation Clause

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