

Tel: 01992 586505 Fax: 01992 586045

Website: www.david-perkins.co.uk

David
PERKINS
Chartered Surveyors

COMMERCIAL PROPERTY CONSULTANTS

27 Railway Street, Hertford
Hertfordshire SG14 1BA

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:

£12,500 pax until September 2012 then £15,000 pax until 2016 if break clause 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

David Perkins Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that: (1) The particulars are produced in good faith and as a general guide only, they do not constitute the whole or any part of an offer or contract. (2) No person in the employment of David Perkins Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property. (3) Prices, rents and other charges are exclusive of any VAT which may be payable. (4) The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein cannot be guaranteed, prospective purchasers or tenants must not rely on them as statements or representations of fact but must satisfy themselves as to their accuracy. (5) Any apparatus, equipment, fitting or service referred to has not been tested so we cannot verify it is in working order. The prospective purchaser or tenant is advised to obtain verification from their solicitor or surveyor.

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