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COMMERCIAL PROPERTY CONSULTANTS

27 Railway Street, Hertford
Hertfordshire SG14 1BA

Prominent Town Centre Property To Let

**3, Fore Street,
Hertford,
Herts.
SG14 1DA**



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:

Prominently situated in Parliament Square opposite the War Memorial, Café Rouge and next to Hertford House Hotel.

Accommodation:

The shop has a frontage of approximately 15'8 and an initial depth of 16'9 providing a front retailing area of approximately 256 sq ft, access into basement, access to rear area approximately 22'3 x 11'4 providing an area of approximately 252 sq ft. Walk in cupboard 7'8 x 3'0.
Toilet with hand basin.

Basement (height restricted access) with a height of approximately 6'3, measuring 10'9 x 14' + 15' x 6'5 and 15'1 x 5'9, providing an area of approximately 333 sq ft.

Rental:

£15,500 per annum.

Rates:

The Standard UBR for 2011/12 is 43.3p in the £ and the 2010 R.V. assessment is listed at £13,000. **(These are not the rates payable, the rates payable will be less, calculated using the UBR multiplier).** However phasing arrangements (upwards/downwards) and small business rate relief may apply and should be checked with the local authority, 01279 655261

Legal Costs:

Each party is responsible for their own costs.

Viewing:

By appointment only

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