

# PROMINENT CLASS E FREEHOLD FOR SALE

## HERTFORD

### 104 FORE STREET

#### Description

Hertford is a historic market town located in Hertfordshire, England. It lies approximately 20 miles (32 kilometres) north of Central London.

The subject property is located on a prominent pitch on Fore Street which benefits from strong restaurant and leisure occupiers including **Pizza Express, The Hummingbird, Dog & Whistle, The Practitioner** and **HSBC**.

The subject property is within a conservation area and Grade II listed.

Please refer to the attached copy of the street traders plan for further details.

#### Accommodation

The premises are currently arranged over a ground floor banking hall with first and basement floors providing the following approximate areas:

<b>Ground Floor Sales</b>	2,028 sq. ft.	(188.41 sq. m)
<b>Ground Floor Ancillary</b>	904 sq. ft.	(83.98 sq. m)
<b>First Floor Ancillary</b>	1,349 sq. ft.	(125.33 sq. m)
<b>Basement Ancillary</b>	612 sq. ft.	(56.86 sq. m)
<b>Basement Plant Room</b>	132 sq. ft.	(12.26 sq. m)
<b>Total</b>	<b>4,893 sq. ft.</b>	<b>(455 sq. m)</b>

There are 5 car parking spaces. Plans of the accommodation are available on request.

#### User

The premises currently falls under Class E use.

#### Terms

The property is offered to the market with vacant possession seeking offers in excess of **£655,000**.

*\* In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.*

Subject to contract



#### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£42,750
<b>UBR (23/24)</b>	0.499p

All parties are to advised to make their own enquires to the relevant authority.

#### EPC

This property has an EPC rating of C. A full report is available upon request.

#### Legal Costs

Each party to pay their own legal fees incurred in this transaction.

#### Viewing

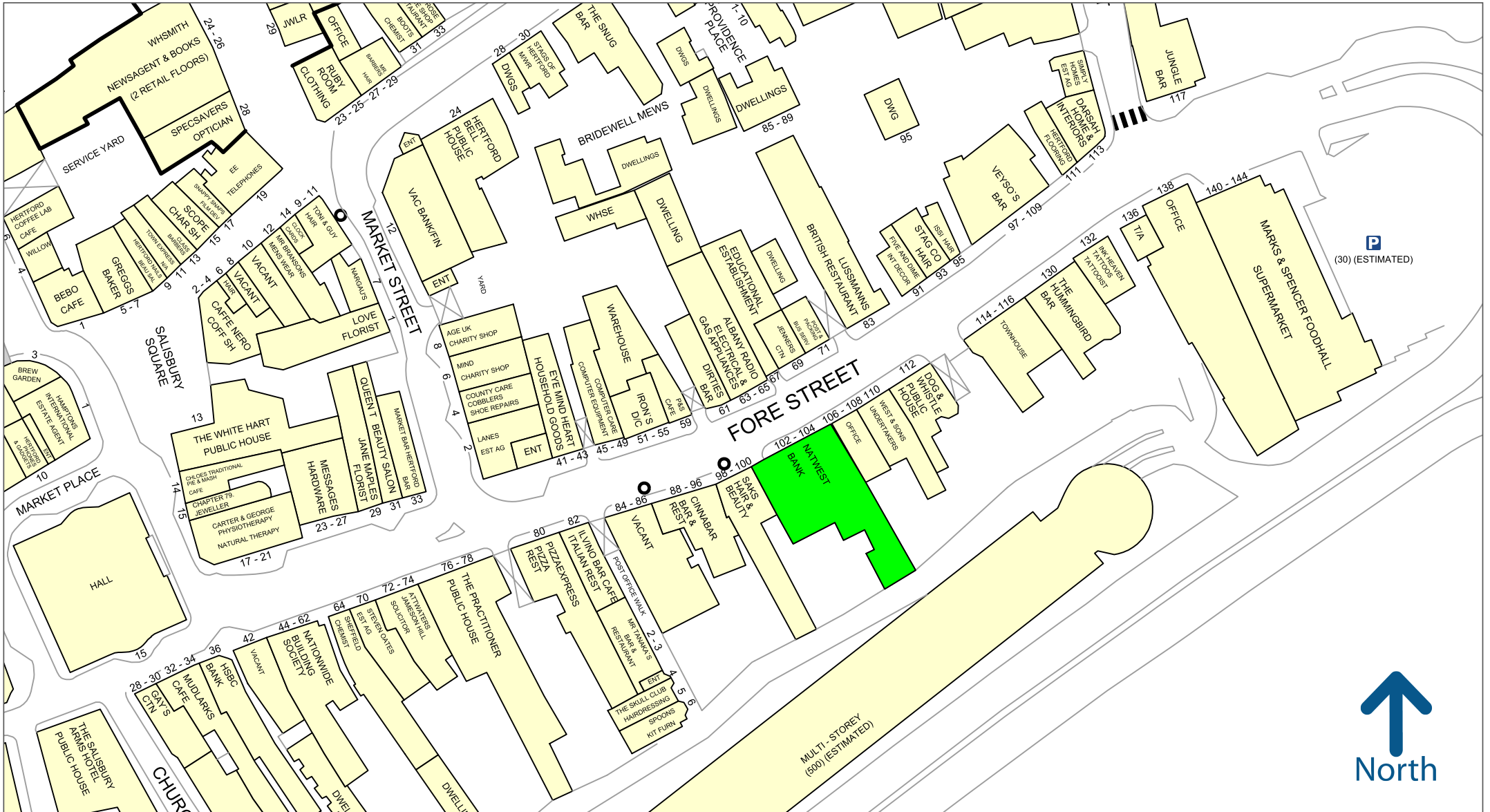
Strictly by appointment through sole agents, **Green & Partners**, contacting:

**Freddie King**                      **07545 386694**  
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**Mike Willoughby**                **07810 480291**  
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**In partnership with:**





50 metres

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