

Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS
Chequers House, Watton Road, Ware, Hertfordshire, SG12 0AA
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PRIME LOCATION OFFICE (A2) / RETAIL (A1)

TO LET

FORE STREET, HERTFORD



LOCATION

This property is located in Fore Street, Hertford, which is the main commercial street in the town. It has the added benefit of backing on to the town's large public car park at Gascoyne Way. Hertford itself is astride the A414 east west route which links the A1M in the west with the A10 approximately 2 miles to the east, and hence to the national motorway network, the M25, some 10 miles to the south. Hertford also has the benefit of two rail stations serving central London.

ACCOMMODATION

Excellent 23' (7m) double-frontage with two large window displays. Depth of 26' (8m) providing a good size, open plan office/trading area with Cat II lighting and fitted carpet and under stairs cupboard.

Access to rear area comprising private office 9' x 7'9 (2.8m x 2.4m), with kitchen and W.C. facilities.

TERMS

This property is available, to let, on a new FR & I lease, terms to be agreed. Available from the end of 2020.

Partners: A.K.Thomas, C.A.Thomas, A.R. Thomas

Messrs. Withers Thomas for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute and part of a contract; (ii) no person in the employment of Messrs. Withers Thomas has any authority to make or give representation or warranty whatsoever in relation to this property.

RENTAL	£20,000 p.a. with rental payments made quarterly in advance with one quarters rental deposit.
RATEABLE VALUE	The rateable value is £22,000 but interested parties' are advised to make their own enquiries with the local authority.
LEGAL COSTS	All parties' legal expenses to be paid by the ingoing tenant(s).
VIEWING	Strictly by appointment only through: WITHERS THOMAS CHEQUERS HOUSE WATTON ROAD WARE HERTS, SG12 0AA TEL: (01920) 469211

Folio No. 6/562G

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

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