

Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS
Chequers House, Watton Road, Ware, Hertfordshire, SG12 0AA
Tel: 01920 469211 www.withersthamas.co.uk

INVESTMENT

FOR SALE

(LONG LEASEHOLD 999 YEARS)

FORE STREET, HERTFORD



LOCATION

Situated in Fore Street, Hertford, at the hub of the commercial area, and close to all the main town centre users. It, therefore, occupies an absolutely ideal position.

PROPERTY

The property is currently occupied by Hertford Beauty Clinic, who have been in occupation in excess of 20 years. The current lease runs until December 2027 and is on F R and I terms (in the names of Mr and Mrs Haughey).

TERMS

This property is available, for sale, by assignment of the existing 999 year lease.

RENTAL INCOME

£15,000 p.a.

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.

RATEABLE VALUE	The rateable value is £15,250 but interested parties' are advised to make their own enquiries with the local authority.
LEGAL COSTS	Parties to cover their own legal expenses.
SERVICE CHARGE	The long leaseholders of this property are responsible for 30.8% of all outgoings on the external of the property (5-7 Fore Street) and communal areas and building insurance via the service charge.
PRICE	£175,000
VIEWING	Strictly by appointment only through: WITHERS THOMAS CHEQUERS HOUSE WATTON ROAD WARE HERTS, SG12 0AA TEL: (01920) 469211
AGENTS NOTE	The property freehold is co-owned by a partner in Withers Thomas.

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ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

SPECIALISTS IN ALL FORMS OF VALUATION WORK