

Withers Thomas

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

LOCK-UP RETAIL UNIT (Business Relocating)

TO LET

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.

ACCOMMODATION

MAIN SALES AREA:

14' x 17' (4.2m x 5.1m) Single fronted, with attractive Georgian bow window. Eight styling positions. Exposed beams, low voltage track spot lighting, tiled floor, most attractively presented. Accessed through to:

REAR SALES AREA:

10' x 14' (3.05m x 4.27m). Large walk-in cupboard, w.c. off, stairs to basement.

STAFF ROOM:

14' x 16'9 (4.2m x 5.1m). Sink unit and cupboards, lighting.

STOCK ROOM:

14' x 10' (4.2m x 3m). Brick vaulted ceiling.

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.

TERMS	This property is available, to let, on a new FR & I Lease.
RENTAL	£15,000 p.a. with rental payments made quarterly in advance with one quarters rental deposit.
RATEABLE VALUE	The rateable value is £10,750 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 incoming tenant(s).
SERVICE CHARGE	The tenants are responsible for 34.7% of all outgoings on the external of the property and communal areas and building insurance via the service charge (we recommend an initial £350 a month to build up a sinking fund if possible). Last 3 years the service charge for this shop has been: 2023 - £5,945.69 2022 - £4,019.51 2021 - £4,166.77 Insurance Premium for 2023 – 2024 £6,536.39
VIEWING	Strictly by appointment only through: WITHERS THOMAS CHEQUERS HOUSE WATTON ROAD WARE HERTS, SG12 0AA TEL: (01920) 469211
AGENTS NOTE	The property is co-owned by a partner in Withers Thomas.

Folio No.1/161F

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

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