

Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS

Chequers House, Watton Road, Ware, Hertfordshire, SG12 0AA

Tel: 01920 469211 www.withersthoras.co.uk

PRIME LOCATION CAFÉ/SANDWICH SHOP

FOR SALE LEASEHOLD

FORE STREET, HERTFORD



LOCATION

This business is located centrally in Fore Street, Hertford. Close to all the towns amenities.

ACCOMMODATION

Entrance from Fore Street to trading area: 12'6 x 27'3 with access to store, W.C. and stairs to basement.

Serving counters
Display fridge
Customer seating
Air conditioning
Coffee machine
Coffee grinder
Till
Toasting machine
3 x chest freezers
Stainless steel sink

This property is nicely presented, in the centre of Hertford with excellent potential to grow the business.

TERMS

This business is available for sale, leasehold, subject to the existing lease, with approximately 6 years to run (FR and I terms).

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	£11,750 p.a. with rental payments made quarterly in advance with one quarters rental deposit.
PRICE	Offers are invited for this business (stock at valuation).
RATEABLE VALUE	The rateable value is £11,000 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.11/198c

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

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