

Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS
Chequers House, Watton Road, Ware, Hertfordshire, SG12 0AA
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RETAIL INVESTMENT

FOR SALE

OLD CROSS, HERTFORD



LOCATION

This Grade II listed property is located at Old Cross, Hertford, close to its junction with St Andrew Street. Hertford is the busy County Town of Hertfordshire and benefits from two main line rail stations with services to London Liverpool Street and London Kings Cross.

THE PROPERTY

The property comprises two lock up shops, both let, producing an income of £19,000 per annum. There are two residential flats above, both sold on 999 year ground leases. The leases can be reviewed on request.

ACCOMMODATION

SHOP 21

Overall double frontage of 27' and maximum depth of sales area 16'3 (8.23m x 4.9m) with lighting, wood flooring and power points.
Access to:

STORE AREA/OFFICE

13'3 x 8' (3.97m x 2.44m)

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 any 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.

DETACHED STORE	13'9 x 8'6 (4.19m x 2.59m) storage room with WC off.
SHOP 19	14' (double frontage) x 16'6 (4.26m x 5m). Wood effect flooring, lighting, exposed beams, power point. Door to:
STORE	16'6 x 13'6 (5m x 4.1m) with kitchen area and WC off.
UPPER FLOORS	Two residential units, both sold on 999 year ground leases.
LEASES	Shop 19 – let to Louise Rideout for a period of 5 years, expiring June 2024 at a rental of £7,000pa Shop 21 – let to Grisaille Studio London Ltd for a period of 3 years, expiring August 2025 at a rental of £12,000pa
PRICE	£299,995 (freehold)
LEGAL COSTS	Parties to cover their own costs.
VIEWING	Strictly by appointment only through: WITHERS THOMAS CHEQUERS HOUSE WATTON ROAD WARE HERTS, SG12 0AA TEL: (01920) 469211

Folio No. 1/609Q

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

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