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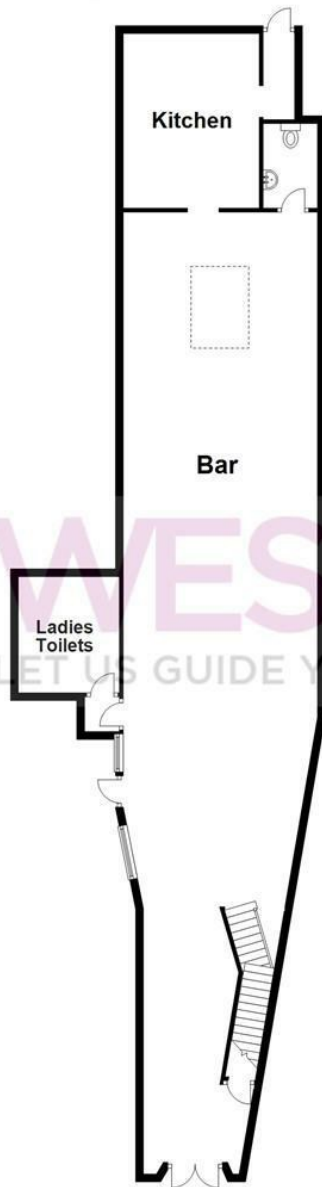
Old Cross, Hertford, SG14 1RE
Guide price £499,995



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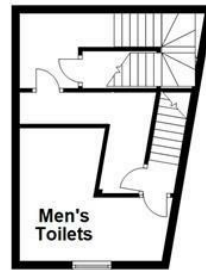
**** B2L INVESTMENT OPPORTUNITY **** Westwood Leber are delighted to bring to the market this prime retail building in the heart of Hertford Town, with good high street visibility. The property comprises of a spacious open plan room with kitchen to the rear, it also benefits from a private office upstairs and w/c facilities. The Building is currently occupied under a 10 year lease. For more information on this unique investment opportunity please call the team today.

Ground Floor
Approx. 136.5 sq metres (1469.4 sq feet)

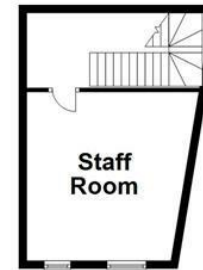


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First Floor
Approx. 20.6 sq metres (226.8 sq feet)



Second Floor
Approx. 20.8 sq metres (226.5 sq feet)



Total area: approx. 190.0 sq metres (2044.7 sq feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. Property marketing provided by Westwood Leber. Plan produced using PlanUp.

