

36 Fore Street | Hertford | SG14 1BS

Former Banking Premises, Suitable for Variety of Uses |
Available on New Lease | With or Without Upper Parts



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Location

The premises are located within the county town of Hertfordshire, close to Ware. The town has strong road links situated just off the A10 at its junction with the A414. The subject unit is situated to the western end of Fore Street directly opposite Market Place. Nearby occupiers include Nationwide Building Society & Pizza Express. See attached Goad extract for further details.

Description

Period, former banking hall premises with imposing frontage, being part glazed and retaining features such as timber arches and stonework pillars.

The accommodation is set out over basement, ground, first and second floor levels, with the ground floor currently laid out with a customer area to the front and offices and WC's to rear. The upper floors are proposed to be converted to residential, but can be included subject to ingoing tenant requirements.

Accommodation

We understand the existing accommodation to benefit from the following approximate floor areas:

Ground floor		77.57 Sq.m		835 Sq.ft
Basement		33.90 Sq.m		365 Sq.ft
Mezzanine		82.63 Sq.m		889 Sq.ft
First floor		35.77 Sq.m		385 Sq.ft
Second floor		40.41 Sq.m		435 Sq.ft
TOTAL		270.28 Sq.m		2,909 Sq.ft

Key features

- Market town
- Affluent catchment
- Period building
- New lease available
- Flexible E Class use

Terms

Available by way of a new lease for a term to be agreed.

Rent

The asking rent for the ground floor, basement, and approximately 500 Sq.ft of mezzanine area is £35,000 per annum exclusive, plus VAT if applicable.

NB: The remaining upper floor space can be included if required, terms on application.

EPC

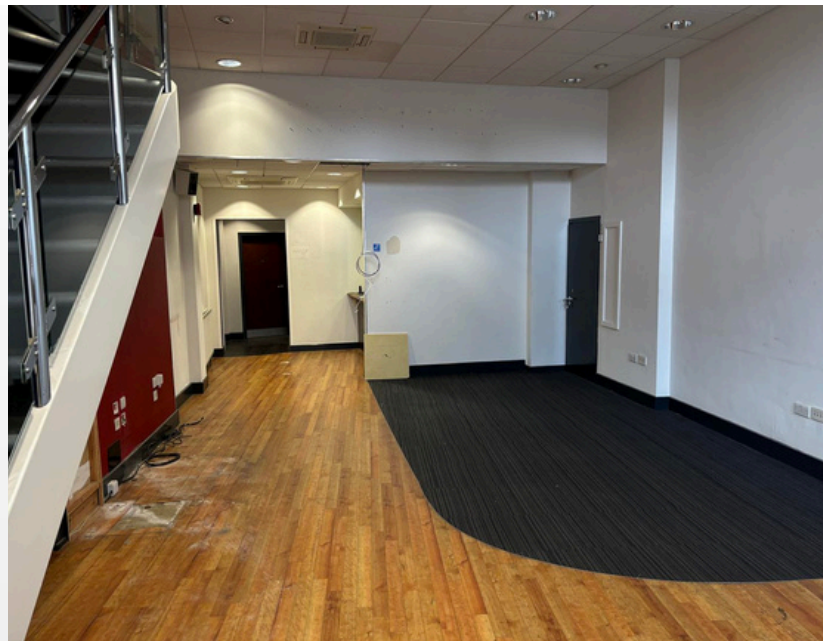
An EPC has been commissioned and is awaited.

Rates

The Rateable Value from April 2024 is £23,000. For rates payable please refer to the Local Charging Authority, East Herts District Council - 01279 655261.

Legal costs

Each party to be responsible for their own legal and consultancy costs.



Contact

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VIEWINGS - Strictly by appointment

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