



**Bull Plain, Hertford, SG14 1DX**

## Welcome to Bull Plain, Hertford

\*\*\*\*PRIME INVESTMENT OPPORTUNITY IN HERTFORD\*\* William H Brown present an exceptional opportunity to acquire the full freehold of this versatile property, strategically positioned in the heart of Hertford town. This property boasts a dynamic blend of retail residential space, making it an ideal prospect for investors seeking diversification and long-term value. Above the retail space is a split level residential unit currently let out. Whether you're an astute investor seeking to capitalize on Hertford's thriving real estate market or a savvy entrepreneur looking to establish or expand your business presence, this property presents an unparalleled opportunity for growth and prosperity.



## -Accommodation Overview-

### Agent Note:

The vendor is selling the Freehold to the building. The advertised Council Tax and EPC rating relate to the flat only. Buyers are asked to make their own enquiries with regard to the commercial aspect.

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is associated with an employee of the Connells Group.

## -Lower Ground Floor-

### Studio

13' 5" x 13' 4" (4.09m x 4.06m)

### Treatment Room

9' 8" x 7' 10" (2.95m x 2.39m)

### Kitchen

6' 9" x 5' 3" (2.06m x 1.60m)

### Hallway

### WC

## -Ground Floor-

### Studio:

12' 6" x 9' 10" (3.81m x 3.00m)

### Landing

### Hallway/Utility

10' x 7' 5" (3.05m x 2.26m)

## -First Floor-

### Living Room

13' 11" x 13' 11" (4.24m x 4.24m)

### Kitchen

7' 4" x 6' 9" (2.24m x 2.06m)

### Landing

## -Second Floor-

### Bedroom:

14' 1" x 13' (4.29m x 3.96m)

### Landing

### Bathroom

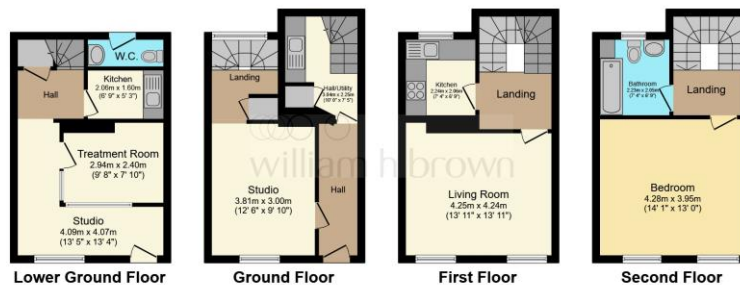


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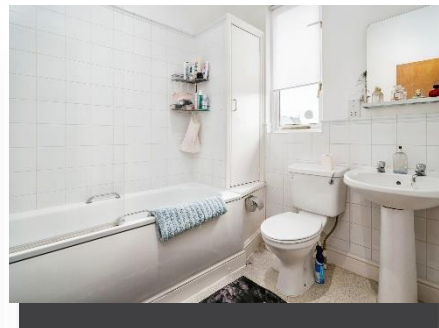
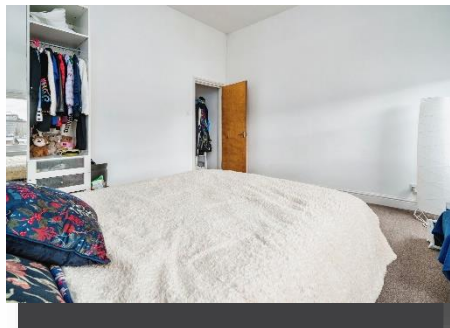
- Freehold Property - RETAIL & FLAT
- First & Second Floor One Bedroom Apartment
- Versatile Layout & Prime Location
- Ideal Location For Hertford East & North Train Stations & Town Centre
- Mix Of Retail & Residential Space
- Investment Opportunity
- Viewing By Strict Appointment

Tenure: Freehold EPC Rating: D



Offers In Excess Of  
**£400,000**

Total floor area 112.5 m<sup>2</sup> (1,211 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFD107327 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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