

# Hertford

## 17 – 19 Railway Street

### Prime Retail Unit – Lease Available



#### LOCATION

Hertford is an affluent and historic market town in Hertfordshire. It benefits from a strong local catchment and excellent transport links, including two train stations providing regular services into London.

Railway Street is a key retail pitch in the heart of Hertford town centre, benefitting from strong pedestrian flows and forming part of the main link between the town's retail core and Hertford East station.

The subject unit occupies a prominent position on corner of Railway Street, adjacent to the entrance to the new Lea Wharf development with key occupiers including **Boots**, **Loungers** and **Card Factory**.

#### ACCOMMODATION

The property provides the following approximate dimensions and areas:

Ground Floor:	<b>1,222 sq ft</b>	<b>113.9 sq m</b>
First Floor:	<b>1,122 sq ft</b>	<b>104.2 sq m</b>
Second Floor:	<b>187 sq ft</b>	<b>17.4 sq m</b>

#### LEASE TERM

Available by the way of an assignment of the existing lease, expiring 13<sup>th</sup> January 2026.

#### RENTAL

**£52,000** per annum exclusive, without further review.

#### SERVICE CHARGE

**£1,201** per annum.

#### INSURANCE

**£2,149** per annum.

#### RATING

The property is assessed for rates as follows:

Rateable Value 2023:	£47,500
UBR 2024/25:	49.9p
Estimated Rates Payable:	£23,703

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

#### EPC

Available on request.

#### LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

#### VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

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