

# Hertford

84/86 Fore Street  
Hertfordshire  
SG14 1AA

- Attractive Freehold Post Office and Hotel Investment
- Prominent town centre location
- Shop let to Post Office Limited until 2030 (no breaks)
- Post Office Rent Review 2020
- Total Current Rents Reserved

**£73,317 pa**  
rising to a minimum of  
**£90,317 in 2020**

**SIX WEEK COMPLETION  
AVAILABLE**



## Tenure

Freehold.

## Location

The county town of Hertford has a population in excess of 21,000 and is located some 22 miles north of central London, midway between Hatfield and Harlow. The town is served by both the A10 and the A414 dual carriageways, which provide access to the M1, M11 and M25 motorways. This Grade II Listed property is prominently situated on the south side of Fore Street, within the town centre of Hertford and benefits from pedestrian access along Post Office Walk to and from a main town centre multi-storey car park, located directly behind the property. Occupiers close by include Pizza Express, ASK, HSBC and NatWest.

## Description

The property is arranged on ground and two upper floors to provide a ground floor post office accessed via Post Office Walk together with hotel accommodation to the upper two floors, which interconnects with the adjoining property, which is not included in the sale. The property benefits from a car park for some 6 cars to the rear.

## VAT

VAT is applicable to this lot.

## Documents

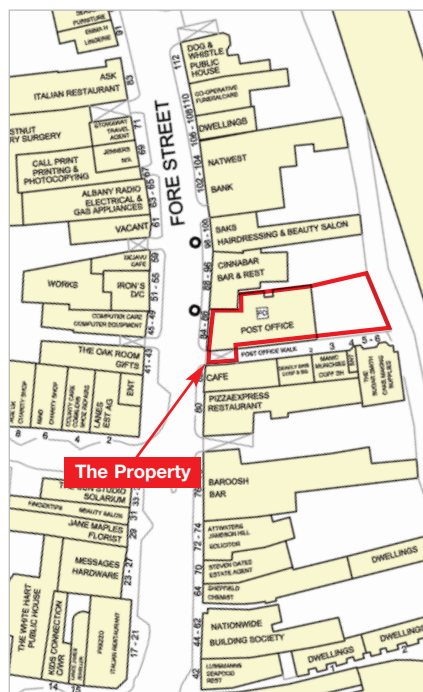
The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

## Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required in advance of the inspection and on the day. In the subject box of your email please enter **Lot 86 Hertford**.



Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Post Office Limited (1)	Gross Frontage (not including alley) 9.90 m (32' 6") Built Depth 25.30 m (83' 0") Ground Floor 238.0 sq m (2,562 sq ft)	15 years from 24.01.2015 Rent review every 5th year FR & I	£50,000 p.a.	Rent Review 2020 to a min of £67,000
First & Second	Hertford Hotel (Allan Loffler)	First Floor 106.0 sq m (1,141 sq ft) Second Floor 100.0 sq m (1,076 sq ft) Subtotal 206.0 sq m (2,217 sq ft)	33 years from 01.05.2008 Rent review every 5th year (2) FR & I	£23,317 p.a.	Rent Review 01.05.2018
		<b>Total 444.0 sq m (4,779 sq ft)</b>			

(1) For the year ended 29th March 2015, Post Office Limited reported a turnover of £1,136,000,000, a pre-tax loss of £80,000,000, shareholders' funds of £395,000,000 and a net worth of £395,000,000. (Source: Experian 22.09.2015.)

(2) Rent to be reviewed to higher of OMV or RPI no cap  
NB: Areas provided by the Vendor.

**Total £73,317 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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